

Price: \$3,200,000 Address: 1 Annes Lane Area: Sconset Owner: Phillips

Type: Single Family Status: Available
 Map/Parcel: 49/69 Lot #: 1, 24
 Zoning: SR-20 Lot Size (SF): 20,155
 Deed: C0019454 Lot Size (A): 0.4600
 Wtr Frontage: None Plan: LC Plan
 Water View: None Water: Town
 Other View: Pastoral Sewer: Septic
 Year Built: 1998 Rooms: 9
 Remodeled: Beds/Baths: 5/5.5
 Furnished: Un-Furnished
 Second Dwelling: None



FABULOUS LOCATION Convenient to 'Sconset Village & Sankaty Lighthouse. Surrounded by privacy hedging and a glorious lawn and landscaping. Enjoy the outside on the five spectacular decks & porch and the spacious rooms inside, with numerous windows and angled high ceilings. Central A/C. A must see!

Basement: Large high ceilings basement. One-car garage.

1st Floor: Foyer, living room with fireplace, large family room with fireplace (or 1st floor master bedroom) with showered bath & two sinks. Spacious dining room with fireplace, family room and open kitchen with high ceilings.

2nd Floor: Master bedroom ensuite. Deck overlooking gardens. Laundry area. Two good sized bedrooms all ensuite. Above garage is a spacious bedroom ensuite with deck. Private entrance. Lyman Perry designed home built by Ron Winter Construction.

Building Information

First Floor Bedrooms: 1
 Heating: Gas\FHA
 Fireplaces: Three
 Floors: Cherry
 Yard: Spacious
 Parking: Garage/driveway
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor: Deck, Garden, Porch
 Spaces:

Appliances and Other Amenities

Stove: Wolf (cooktop and grill)
 Refrigerator: Sub-zero
 Dishwasher: Miele
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$1,309,300
 Land Assessment: \$1,554,600
 Total Assessment: \$2,863,900
 Estimated Taxes: \$10,253

Condo Fees: \$0
 Condo Fees Include:

Easements

Security system. 4-zone Central A/C. Irrigation on private well. Stove also has gas hook up.

Other Comments

Corner of Ann's Lane and Sankaty Road





