

Price: \$875,000 Address: 48 Meadow View Drive Area: Hummock Pond Owner: Marttila and Russell

Type: Single Family Status: Available
 Map/Parcel: 56/299 Lot #: 65
 Zoning: R-20 Lot Size (SF): 20,038
 Deed: COT 22788 Lot Size (A): 0.4600
 Wtr Frontage: None Plan: 14830-Q
 Water View: None Water: Well
 Other View: Residential Sewer: Septic
 Year Built: 1983 Rooms: 5
 Remodeled: 2009 Beds/Baths: 2/2
 Furnished: Un-Furnished
 Second Dwelling: Potential



PEACEFUL SETTING YET CLOSE TO TOWN. Beautifully landscaped oasis minutes from Town with stylish two bedroom, two bath house with full basement and plenty of storage. Potential to add onto existing house or build a cottage on this extremely private property.

Basement: Large unfinished basement with high ceilings and exterior bulkhead access. Washer and dryer. Owners have completed architectural plans to add a third bedroom.

1st Floor: Entry hall opens to an open living room, kitchen with dining island, first floor master bedroom with newly renovated bath with glass shower door.

2nd Floor: Large second master bedroom suite with sitting room, full bath with Bain ultra air soaking tub and separate shower with glass door, heated floors, and two spacious closets. Access to attic.

Building Information

First Floor Bedrooms: 1
 Heating: Oil\FHW
 Fireplaces: No
 Floors: Pine
 Yard: Yes
 Parking: Yes
 Foundation: Block
 Lead Paint: No
 Recreation and Outdoor: Patio
 Spaces:

Appliances and Other Amenities

Stove: Hotpoint
 Refrigerator: Frigidaire
 Dishwasher: GE
 Washer: Whirlpool
 Dryer: Whirlpool
 Tv Service: Cable
 Amenities: Outdoor Shower

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$251,400
 Land Assessment: \$400,400
 Total Assessment: \$651,800
 Estimated Taxes: \$2,333

Easements

Septic system is for 3 bedrooms. BOA Special Permit for setback intrusion on west side (stoop). Water and cable easements and Order of Conditions and Certificate of Compliance #45907 in place.

Other Comments

None

Condo Fees: \$0
 Condo Fees Include:





