

**Price: \$2,150,000    Address: 6 Harbor Terrace    Area: Town    Owner: Ottinger**

Type: Single Family      Status: Available  
 Map/Parcel: 55/51      Lot #: 1  
 Zoning: RC      Lot Size (SF): 8,712  
 Deed: B. 530, P. 191      Lot Size (A): 0.2000  
 Wtr Frontage: Harborfront      Plan: LC PI  
 Water View: Harbor      Water: Town  
 Other View: None      Sewer: Town  
 Year Built: 1930      Rooms: 7  
 Remodeled:      Beds/Baths: 4/1.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



This waterfront property contains a secret gem of a home, tucked away on the Creeks, east of town. It features superlative, panoramic views of the creeks and harbor, from Brant Point to Town, to Monomoy. By day, watch boating activity, and an abundance of birdlife, all set amidst the extraordinary, constantly changing colors of the palette of a tidal marsh. At night, watch the three lighthouses blinking their signals in the dark. A lovely outdoor area completes the package. As perfect for a year 'round home as it is for seasonal dwelling... You must see this property and experience the incomparable views.

**Basement:** Interior and exterior access: workshop area; storage area

**1st Floor:** Living room across the entire front of house with three very large picture windows offering panoramic views of the harbor from Brant Point to Monomoy, and a door to outside; additional sitting room with fireplace and stairs to second floor; dining area; large eat-in kitchen with fireplace and bow window facing the water; bedroom/office with 1/2 bath (could easily be full bath); laundry area.

**2nd Floor:** Three bedrooms, two with amazing, panoramic water views, one with water views toward Monomoy; full bath off hall; access to attic crawl space

Building Information

First Floor Bedrooms: 1  
 Heating: Gas\FHW  
 Fireplaces: 2  
 Floors: Wood  
 Yard: Yes  
 Parking: 2  
 Foundation: Block  
 Lead Paint: Unknown  
 Recreation and Outdoor Garden  
 Spaces:

Appliances and Other Amenities

Stove: Gas  
 Refrigerator: Yes  
 Dishwasher: Yes  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Insulation

Taxes and Fees

Assessment Year: 2011  
 Building Assessment: \$332,400  
 Land Assessment: \$1,613,900  
 Total Assessment: \$1,946,300  
 Estimated Taxes: \$6,136

Easements

Right of way over Harbor Terrace. Utility Easements. See deed.

Other Comments

None

Condo Fees: \$0  
 Condo Fees Include:





