

Price: \$5,800,000 Address: 5 Beacon Lane Area: Quidnet Owner: Ruth Fath Trustee

Type: Single Family Status: Available
 Map/Parcel: 21/26.8 Lot #: 6 & 7
 Zoning: R-20 Lot Size (SF): 85,813
 Deed: COO19/224 Lot Size (A): 1.9700
 Wtr Frontage: Pondfront Plan: 13008-C
 Water View: Ocean Water: Well
 Other View: None Sewer: Septic
 Year Built: 1988 Rooms: 6
 Remodeled: Beds/Baths: 3/3+
 Furnished: Un-Furnished
 Second Dwelling: Potential



Private waterfront estate with stunning views of Sesachacha Pond, Sankaty Lighthouse and the Atlantic ocean on the horizon. This beautifully manicured private estate is located through the tunnel hedge off of Quidnet Road. Spacious rooms with large windows and gorgeous water views abound. The oversized decks are perfect for sun bathing, reading and taking in all of the beauty that this enchanting property has to offer!

Basement: Full unfinished basement under the master suite and guest suite. Partial basement under the living room and kitchen.

1st Floor: A stone walk way leads to the front door and covered porch. Enter into a spacious living room with a fireplace high ceilings and large windows facing the pond and ocean. The combined dining room and kitchen area offer easy and inviting access to the large decks and comfortable outdoor living spaces. Half bath. The first floor master suite has a private deck and large windows facing the pond and the ocean. First floor guest suite. Laundry room.

2nd Floor: The second floor suite on the west side of the house has a private deck with water views. Accessed from a separate staircase is a large studio with a half bath and private deck. This room can easily be turned into a fourth bedroom.

Other Structures: Two car garage. Outdoor shower.

Building Information

First Floor Bedrooms: 2
 Heating: Oil/FHA
 Fireplaces: one
 Floors: wood and tile
 Yard: Large sweeping lawn
 Parking: Yes
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch

Appliances and Other Amenities

Stove: Thermador
 Refrigerator: Sub zero
 Dishwasher: Kitchen Aid
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$1,040,900
 Land Assessment: \$2,451,200
 Total Assessment: \$3,492,100
 Estimated Taxes: \$12,502

Condo Fees: \$0
 Condo Fees Include:

Easements

The property will transfer with a 1/3 interest in property identified on Land court plan 13008-C. There is a \$4500 per year fee for maintenance of the tennis courts, insurance, National Grid, landscaping and taxes.

Other Comments

The property is located off of Quidnet Road and through the tunnel hedge. Last driveway on the left. No drive bys. By appointment only.





