

Price: \$19,900,000 Address: 51 Squam Road

Area: Squam

Owner: River Light X, LLC

Type: Single Family Status: Available
 Map/Parcel: 13/38 Lot #: 11
 Zoning: LUG1 Lot Size (SF): 104,544
 Deed: LC21997 Lot Size (A): 2.4000
 Wtr Frontage: Oceanfront Plan: 13838-G
 Water View: Ocean Water: Well
 Other View: Pond Sewer: Septic
 Year Built: 2009 Rooms: 17
 Remodeled: Beds/Baths: 8/11+
 Furnished: Furnished
 Second Dwelling: Existing



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Truly, one of a kind! Amazing, new, Sam Hill custom built estate with generous attention to quality, details and amenities. The outdoor living space features a glamorous, poolside setting featuring a well-equipped outdoor kitchen with a fireplace, hot tub and a sun shelf that spills into the pool. The site offers privacy, direct beach access and sweeping views over the dunes out to the Atlantic. The property is being offered FULLY furnished and equipped. SHOW TIMES TUESDAYS AND WEDNESDAYS BETWEEN 11-2 WITH 24 HOUR NOTICE.

Basement: Laundry room; Media room; Media closet housing phone system, alarm and stereo system; Wine cave; Powder room; Two utility rooms; Large open recreation room ideal for rainy day activities that includes a pool table, ping pong, TV area and exercise area; Spa area that features two dressing rooms, sauna room, steam room and a large full bath.

1st Floor: Gracious entry with sweeping three story staircase; Grand living room with fireplace and French doors that open to gardens; Oak paneled library with fireplace; Wet bar; Powder room; Office; Dining room; Large family room that opens onto the pool; Den; Well-equipped kitchen; Poolside entry with pantry and full bath; Service entry with pantry; Two bedrooms with ensuite bathrooms.

2nd Floor: Landing; Two bedrooms with ensuite bathrooms; Master bedroom suite with an office nook, private balcony, gracious dressing room, water closet and grand master bath with amazing marble detail.

Other Structures: Two car garage with utility room with a second floor studio space with closet and full bathroom.

Second Dwelling: First Floor - Open living/kitchen dining area that flows onto the pool terrace and overlooks the ocean; Office nook; Bedroom with ensuite bath; laundry closet. Second Floor - Two spacious bedrooms with ensuite bathrooms and stunning water views. Basement - Finished space ideally suited for outdoor furniture and pool storage; Utility room.

Building Information

First Floor Bedrooms: 3
 Heating: Gas\FHA
 Fireplaces: Two
 Floors: Oak
 Yard: Yes
 Parking: Yes
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Deck, Garden, Patio, Porch, Private Pool,
 Spaces: Hot Tub, Gym

Appliances and Other Amenities

Stove: Wolff
 Refrigerator: SubZero
 Dishwasher: Kitchen Aid (2)
 Washer: 3
 Dryer: 3
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Insulation, Irrigation,
 Outdoor Shower

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$7,110,800
 Land Assessment: \$3,854,900
 Total Assessment: \$10,965,700
 Estimated Taxes: \$40,424

Condo Fees: \$0
 Condo Fees Include:

Easements

10' Utility easement.

Other Comments

None



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