

**Price: \$2,325,000    Address: 34A Fair # A    Area: Town    Owner: Beaugrand**

Type: Single Family    Status: Available  
 Map/Parcel: 4232/213.2    Lot #: 2  
 Zoning: ROH/SOH    Lot Size (SF):  
 Deed: 354/062    Lot Size (A): 0.0000  
 Wtr Frontage: None    Plan: PI FI 19; B.  
 Water View: None    Water: Town  
 Other View: Residential    Sewer: Town  
 Year Built: 1764    Rooms: 14  
 Remodeled: 2008    Beds/Baths: 5/4  
 Furnished: Un-Furnished  
 Second Dwelling: None



Located on Fair Street in the heart of the historic district, this wonderful home, built in 1764 was restored in 1994 and updated in 2008. 5 bedrooms, 4 baths with 3 floors of living. Parking and great outdoor space. Title held through a condominium.

**Basement:** Family room and two offices with built-ins, potential 6th bedroom, laundry, furnace room and full bath (tub/shower).

**1st Floor:** Entryway leads to formal living room with wood burning fireplace and a den with wood burning fireplace. Beyond the living room, there is a first floor bedroom (currently used as a craft studio) and formal dining room. Large eat in kitchen with professional grade appliances, custom tile work, granite counters, center work island, breakfast area, pantry, full bath (shower), stairs to finished basement and exit.

**2nd Floor:** Master bedroom with wood burning fireplace, full bath ensuite (tub/shower) and two dressing areas, each with custom built-in storage and mill work. Three additional bedrooms and a shared full bath (shower). Attic storage area accessed by pull-down stairs.

Building Information

First Floor Bedrooms: 1  
 Heating: Gas\FHW  
 Fireplaces: 3  
 Floors: Wood/Tile  
 Yard: Front and Rear  
 Parking: 1 car  
 Foundation: Poured  
 Lead Paint: Unknown  
 Recreation and Outdoor Spaces: Garden, Patio

Appliances and Other Amenities

Stove: Viking & Thermador  
 Refrigerator: Sub-Zero  
 Dishwasher: GE  
 Washer: Speed Queen  
 Dryer: Speed Queen  
 Tv Service: Cable  
 Amenities: Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011  
 Building Assessment: \$2,175,300  
 Land Assessment: \$0  
 Total Assessment: \$2,175,300  
 Estimated Taxes: \$7,788

Condo Fees: \$0  
 Condo Fees Include:

Easements

Easements. Right of first refusal for cottage. See plot plan and deed. Owner is MA licensed broker. Dining room chandelier is excluded.

Other Comments

None



