

**Price: \$1,999,000    Address: 6 Tennessee Avenue**

**Area: Madaket**

**Owner: Poster**

*Type:* Single Family      *Status:* Available  
*Map/Parcel:* 60.21/21      *Lot #:* 454  
*Zoning:* R-20      *Lot Size (SF):* 5,700  
*Deed:* 80040      *Lot Size (A):* 0.1300  
*Wtr Frontage:* Harborfront      *Plan:* 3092-39  
*Water View:* Sound      *Water:* Well  
*Other View:* Harbor      *Sewer:* Septic  
*Year Built:* 1970      *Rooms:* 7  
*Remodeled:* 1988      *Beds/Baths:* 3/3.5  
*Furnished:* Un-Furnished  
*Second Dwelling:* None



The Perfect West End Retreat. This charming Madaket home with adorable studio offers wonderful views, perfect sunsets and direct private deeded access to the water.

*Basement:* To the right is the large wine cellar/ storage room with a slate floor; To the left, a laundry room and a utility room with exterior access.

*1st Floor:* Enter into the living room which features spectacular views of the harbor, white washed walls and ceilings and a fireplace accented by slate tile detail. Two Dutch doors lead back onto the wraparound porch and the yard beyond. The kitchen offers granite surfaces, a Rosieres gas stove with double ovens and a stained glass door leading to the covered porch, an ideal place to dine al fresco. A dining area and a bathroom with a shower complete the first floor.

*2nd Floor:* Off of the landing, which is open and looks down onto the first floor, is the master bedroom. Beautiful harbor views can be enjoyed through French doors which open onto a balcony. The room offers a light and airy feel with white washed walls and a high ceiling, several built ins and a newly renovated bathroom with a glass and tile shower and a double sink vanity. Two more bedrooms connected by a shared bathroom with a shower complete this floor.

*3rd Floor:* Accessed by a ladder off of the landing, the cupola has a bench seat to take in the spectacular Madaket sunsets.

*Other Structures:* Charming studio nicely situated on the other side of the bluestone patio includes a shower, water closet with a stained glass door, vanity sink and a ladder leading up to a loft. There is an outdoor shower just off the patio, perfect for rinsing off sandy feet.

Building Information

*First Floor Bedrooms:* 1  
*Heating:* Gas\FHW  
*Fireplaces:* One  
*Floors:* Wood, Tile and Slate  
*Yard:* Yes  
*Parking:* Yes  
*Foundation:* Block  
*Lead Paint:* Unknown  
*Recreation and Outdoor Spaces:* Deck, Garden, Patio, Porch

Appliances and Other Amenities

*Stove:* Rosieres  
*Refrigerator:* Whirlpool  
*Dishwasher:* Bosch  
*Washer:* Frigidaire  
*Dryer:* Frigidaire  
*Tv Service:* Cable  
*Amenities:* Insulation, Irrigation, Outdoor Shower

Taxes and Fees

*Assessment Year:* 2011  
*Building Assessment:* \$863,200  
*Land Assessment:* \$848,200  
*Total Assessment:* \$1,711,400  
*Estimated Taxes:* \$6,370

*Condo Fees:* \$0  
*Condo Fees Include:*

Easements

Special Permit 45717.  
 Easement granting 6 Tennessee Ave Access to Harbor over 5ft pedestrian walk way.

Other Comments

None



House and Studio



Sunset from Master



Patio and Porch



Kitchen



Dining Area



Living Room



First Floor Up to Cupola





Studio



6 Tennessee - Studio



6 Tennessee - Perfect Guest Retreat

