

Price: \$3,600,000 Address: 8 New South Road Area: Madequecham Owner: Shackteau Ltd

Type: Single Family Status: Available
 Map/Parcel: 91/119 Lot #: 906 & 791
 Zoning: LUG3 Lot Size (SF): 906,484
 Deed: 5004 Lot Size (A): 20.8100
 Wtr Frontage: Oceanfront Plan: 62 & 49
 Water View: Ocean Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1991 Rooms: 6
 Remodeled: 2006 Beds/Baths: 4/3
 Furnished: Un-Furnished
 Second Dwelling: None



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Rare opportunity to own a house on 20 acres of protected property with 600 feet of ocean frontage surrounded by conservation acreage. This beautifully crafted single story house started out near the water and was moved and renovated in 2006.

Basement: Full basement with a large light filled bunk room, laundry area, utility room and plenty of storage with bulkhead access.

1st Floor: Entry with slate floor open to Living/dining, Kitchen spaces. Walls and open ceiling finished in butternut. Large brick fireplace, reading alcove, windowed dining area facing ocean and outside deck. Custom stainless kitchen with built in storage. Master bedroom also in butternut with fireplace, dressing area and tiled bath. Down the corridor is an unfinished powder room used for storage and a full tiled bath. One twin bedroom and studio suite finished in walnut with bed/sitting area, loft and bath with shower.

Building Information

First Floor Bedrooms: 3
 Heating: Oil/FHW
 Fireplaces: Two
 Floors: Wood/Tile/Linoleum
 Yard: Yes
 Parking: Yes
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

Stove: Miele Gas
 Refrigerator: Sub-Zero
 Dishwasher: Bosch
 Washer: Miele - stack
 Dryer: Miele - stack
 Tv Service: None
 Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2010
 Building Assessment: \$623,000
 Land Assessment: \$2,281,500
 Total Assessment: \$2,904,500
 Estimated Taxes: \$10,398

Condo Fees: \$0
 Condo Fees Include:

Easements

See Deed

Other Comments

No additional building allowed per conservation restriction.





