

Price: \$1,495,000 **Address: 12 Austin Farm Drive**

Area: Hummock Pond

Owner: B. Page

Type: Single Family Status: Available
 Map/Parcel: 56/369 Lot #: 11
 Zoning: R-20 Lot Size (SF): 40,077
 Deed: B. 1177, P. 302 Lot Size (A): 0.9200
 Wtr Frontage: None Plan: 20-C
 Water View: None Water: Well
 Other View: Residential Sewer: Septic
 Year Built: 2001 Rooms: 9
 Remodeled: 2012 Beds/Baths: 4/4.5
 Furnished: Un-Furnished
 Second Dwelling: None



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Desirable Cisco/Hummock Pond location. Colonial style 4 bedroom, 4.5 bath home, tastefully updated (2012) with new custom kitchen, oak floors, tiled baths and more. Features include: AC, in-law's suite, multiple living areas, full basement and 2 garages.

Basement: Full Basement with walk out. Room to expand.

1st Floor: Entrance foyer opens into the living/dining area and spacious new kitchen. The kitchen features custom cabinetry, stone countertops, new appliances, walk-in pantry or laundry room, built-in desk, window seat and sliders to the back deck and yard. An attached oversize one car garage with work space is accessed off the kitchen. A hallway with powder room leads to a den and 1st floor bedroom, private bath (tub/shower) and sliders to the deck.

2nd Floor: Spacious landing with skylight, master bedroom with a walk-in closet, private tiled bath (shower), with rain head fixture. Hall bathroom (tub/shower), family room, bedroom with skylight. An in-law's suite is located off the family room and includes a bedroom, bathroom (tub/shower), kitchenette (no stove), with dining area, living area with skylight and private back exterior deck and staircase. Full basement with washer and dryer and walk-out access to the side yard, storage room and 2nd garage (2 car).

Other Structures: 2 car garage

Building Information

First Floor Bedrooms: 1
 Heating: Other
 Fireplaces: None
 Floors: Oak, Tile, Carpet
 Yard: Yes
 Parking: 4
 Foundation: Concrete
 Lead Paint: No
 Recreation and Outdoor: Deck
 Spaces:

Appliances and Other Amenities

Stove: KitchenAid
 Refrigerator: KitchenAid
 Dishwasher: KitchenAid
 Washer: Maytag
 Dryer: Maytag
 Tv Service: Cable
 Amenities: Central A/C, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$1,043,200
 Land Assessment: \$413,800
 Total Assessment: \$1,457,000
 Estimated Taxes: \$5,275

Condo Fees: \$750
 Condo Fees Include:

Easements

Austin Farms Homeowners Association, Covenants and Restrictions.
 Home Owners Association dues \$750.

Other Comments

None





