

**Price: \$995,000    Address: 45 Wauwinet Road    Area: Wauwinet    Owner: Hawkins**

Type: Single Family    Status: Available  
 Map/Parcel: 14/27    Lot #: 17  
 Zoning: LUG3    Lot Size (SF): 66,647  
 Deed: 19880    Lot Size (A): 1.5300  
 Wtr Frontage: None    Plan: 6283-K  
 Water View: None    Water: Well  
 Other View: Pastoral    Sewer: Septic  
 Year Built: 1971    Rooms: 6  
 Remodeled:    Beds/Baths: 4/2  
 Furnished: Un-Furnished  
 Second Dwelling: Potential



Traditional four-bedroom saltbox with large garage on a private one and a half acre lot. Easy bike ride to Polpis Harbor and Pocomo beach. Garage has plenty of headroom to make a two bedroom apartment above. House is structurally sound and has tons of upside potential with cosmetic assistance. 6 Bedroom septic. (Owner/Broker)

*1st Floor:* A winding driveway to a large, wooded lot with tons of privacy. Back deck leads to a mud room with washer and dryer. Enter the dining room and open living room. to the left is the kitchen with vaulted ceiling, viking stove and stainless steel Bosch dishwasher, large pantry and small built-in desk. Hallway off the living room leads to two large bedrooms and a large hall bath with tub and shower and ample closet space. Hardwood floors throughout.

*2nd Floor:* Stairway off the front entrance to the second floor. Large master bedroom and large guest bedroom. Over-sized hall bathroom can easily be converted into two bathrooms.

*Other Structures:* Two bay garage with stairs to an unfinished second floor which could be converted to a cottage or garage apartment.

Building Information

First Floor Bedrooms: 2  
 Heating: Electric  
 Fireplaces: No  
 Floors: Oak  
 Yard: Yes  
 Parking: Yes  
 Foundation: Concrete Block  
 Lead Paint: Unknown  
 Recreation and Outdoor Deck  
 Spaces:

Appliances and Other Amenities

Stove: Viking  
 Refrigerator: Yes  
 Dishwasher: Bosch  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Insulation

Taxes and Fees

Assessment Year: 2012  
 Building Assessment: \$275,800  
 Land Assessment: \$945,800  
 Total Assessment: \$1,221,600  
 Estimated Taxes: \$4,422

Condo Fees: \$0  
 Condo Fees Include:

Easements

Not known. Addition on the garage exceeds allowable ground cover, but is grandfathered in.

Other Comments

Traditional four-bedroom saltbox with large garage on a private one and a half acre lot. Easy bike ride to Polpis Harbor and Pocomo beach. Garage has plenty of headroom to make a two bedroom apartment above. House is structurally sound and has tons of upside potential with cosmetic assistance. 6 Bedroom septic. (Owner/Broker)



