

Price: \$3,695,000 Address: 1 Osprey Way Area: Hummock Pond Owner: GHT Partnership

Type: Single Family Status: Available

Map/Parcel: 65/019 Lot #: 0

Zoning: LUG2 Lot Size (SF): 200,376

Deed: C22441 Lot Size (A): 4.6000

Wtr Frontage: Pondfront Plan: 14846-A

Water View: Pond Water: Well

Other View: Pastoral Sewer: Septic

Year Built: 2000 Rooms: 11

Remodeled: Beds/Baths: 4/5.5

Furnished: Un-Furnished Second Dwelling: Existing



Rare and special pond front cottage compound on large private lot. 3 Main structures include, 3/3 main house, 1/1.5 guest cottage, Garage, plus artist's studio. Fireplaces, modern kitchens and baths. Conservation views over Ram's Pasture. Simply magical setting. Landscaping is low impact, low maintenance and blends with the natural surroundings.

Basement: Storage/utility basement in "The Cottage"

1st Floor: Main House is named "Pond House" for obvious reasons. The views are unobstructed across Hummock Pond to Ram's Pasture and Sanford Farm Conservation area. Entry hall leads to an open cathedral living room/ dining room with fireplace. Beamed ceilings throughout. There are two first floor bedrooms with private baths. There is a full laundry on the first floor, modern kitchen with high end appliances, open to living room, waterside screen porch provides a great place for relaxing or dining.

2nd Floor: Consists of master suite including pond side sitting area and deck, room has built-ins for books, TV and includes a wine cooler

and wet bar. Short hallway to master bath and master bedroom. Water views from all windows.

Other Structures: Over sized two car garage has an office/artist studio and full bath, great conservation and pond views.

Second Dwelling: Cottage: Has one large 2nd floor bedroom with fireplace, private bath, outdoor deck and stunning water views. The kitchen is

large enough to eat in or dine on the screened porch. Living room has a fireplace. There is a mudroom and a half bath on the

first floor.

**Building Information** 

First Floor Bedrooms: 2

Heating: Gas\FHA
Fireplaces: Three
Floors: Wide Pine
Yard: Yes
Parking: Yes
Foundation: Concrete

Lead Paint: No

Recreation and Outdoor Deck, Garden, Porch

Spaces:

Taxes and Fees

Assessment Year: 2012
Building Assessment: \$1,233,300
Land Assessment: \$2,374,600
Total Assessment: \$3,607,900
Estimated Taxes: \$13,241

Condo Fees: \$0 Condo Fees Include: Appliances and Other Amenities

Stove: Viking 6 burner gas Refrigerator: GE Profile

Dishwasher: Yes
Washer: Yes
Dryer: Yes
Tv Service: Cable

Amenitites: Alarm, Central A/C, Insulation, Outdoor Shower

Easements

See deed

Other Comments

Two septic systems. Need to confirm new water shed regulations. Water filtration system.









Entry Pond House











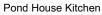


Pond house LR

Pond house LR









Pond House Kitchen



Master sitting area



Master deck



Master BR



Pond House BR



Pond House BR



Pond House BR



The Cottage









Cottage deck Cottage









Cottage Cottage Cottage



Cottage kitchen