



**Price: \$4,995,000 Address: 65 Wanoma Way**

**Area: Tom Nevers**

**Owner: Tritman**

Type: Single Family      Status: Available  
 Map/Parcel: 92/19      Lot #: C1, C3, 3, 3A, 18  
 Zoning: LUG3      Lot Size (SF): 132,422  
 Deed: CO10/227      Lot Size (A): 3.0300  
 Wtr Frontage: Oceanfront      Plan: 8E  
 Water View: Ocean      Water: Well  
 Other View: Pond      Sewer: Septic  
 Year Built: 1983      Rooms: 9  
 Remodeled: 2009      Beds/Baths: 4/4.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



This extremely special ocean and pond front four bedroom, four and one half bath beach house was totally renovated in 2009 and is now offering every amenity that you can imagine. The fully air conditioned and very well built home is a rare offering. The views to the Atlantic Ocean and the pond and to Low Beach Road are truly amazing. The property is located within walking distance to Low Beach Road in Sconset and offers beautiful and easy access to the pond for fishing kayaking or canoeing or if you prefer surf casting from your private beach, all of this is possible from this wonderful property.

Basement: Crawl space

1st Floor: Living room with coffered ceilings, gas fireplace and separate den/office with first floor views of the Atlantic Ocean. The laundry room easily accesses the enclosed outdoor shower and storage shed and path to Sconset. There is a first floor master suite with shower and tub bath. Two additional bedrooms, one en suite and the other has access to a hall bath. Gorgeous views from every room!

2nd Floor: Large open kitchen, living room and dining room area with spectacular views of the ocean and the pond. The views are mesmerizing from the second floor deck that wraps half way around the house. Access to the deck from the living room. The large wood burning fireplace separates the kitchen dining and sitting room from the living room with cathedral ceilings and gas fireplace.

3rd Floor: None

Other Structures: None

Second Dwelling: None

Building Information

First Floor Bedrooms: 3  
 Heating: Gas\FHA  
 Fireplaces: Two  
 Floors: Golden Euro Birch wood flooring and tiled  
           baths  
 Yard: yes  
 Parking: yes  
 Foundation: Block  
 Lead Paint: No  
 Recreation and Outdoor Deck, Porch  
 Spaces:

Appliances and Other Amenities

Stove: yes  
 Refrigerator: yes  
 Dishwasher: yes  
 Washer: yes  
 Dryer: yes  
 Tv Service: Cable  
 Amenities: Central A/C, Insulation, Irrigation, Outdoor  
           Shower

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$882,700  
 Land Assessment: \$2,291,100  
 Total Assessment: \$3,173,800  
 Estimated Taxes: \$11,990

Condo Fees: \$0

Condo Fees Include:

Easements

Conservation Commission order of restrictions.  
Yes, see deed.

Other Comments

Tom Nevers Road to Old Tom Nevers Road. Turn left at the end of the road and head east towards Sconset. The house is at the the end of the street on the right hand side abutting both the ocean and the pond.



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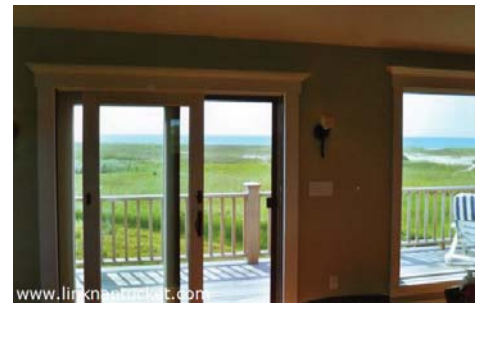
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