



**Price: \$7,900,000    Address: 79 Pocomo Road    Area: Pocomo    Owner: Chiesa**

Type: Single Family      Status: Available  
 Map/Parcel: 15/5      Lot #: 32 & 33  
 Zoning: LUG3      Lot Size (SF): 114,949  
 Deed: CT 17,166      Lot Size (A): 2.5800  
 Wtr Frontage: Harborfront      Plan: LC 22667 -  
 Water View: Harbor      Water: Well  
 Other View: None      Sewer: Septic  
 Year Built: 1975      Rooms: 15  
 Remodeled: 1999      Beds/Baths: 4/4.5  
 Furnished: Un-Furnished  
 Second Dwelling: Potential



Private, Peaceful, Pocomo Waterfront with dramatic, sweeping views on 2.58 Acres with about 200 feet of frontage and private steps to your own sandy beach. Swim, fish, clam, kayak, windsurf, boat, or unwind. Owning waterfront property allows one the right to obtain 2 moorings. Several indoor living areas, numerous outdoor living options, and plenty of space for all the gear.\*\*\* 4/5+ Bedrooms\*\*\*. You must visit this property to fully appreciate all that it offers & experience the exceptional views. A great multi-generational home.

**Basement:** Oversized single car garage and/or storage with work bench. Approximately 14' by 26' activity room with Brunswick Pool Table, exercise equipment, and 50" Plasma HDTV. Utility area. Laundry area with built-in storage cabinet.

**1st Floor:** Living Room with cathedral ceilings, fireplace, and several large windows to capture the spectacular views. Sliding glass door to access the large wrap around deck. Kitchen with peninsula, walk-in pantry, granite countertops, gas cooktop, and pass through to living room. Dining area with sliding glass door to access the large wrap around deck. Half bathroom. -----  
 Addition: Office area with built-in desk and cabinets with bookcases, sink, and small refrigerator. Sliding glass door to access the deck. Bedroom, full bathroom with tub/shower and 2 sinks. Bedroom, full bathroom with shower and sink with door to close off and a tub/shower with sink..access to this bathroom is both from hall and family room. Through a set of interior french doors is the family room which is connected to a sun room containing 10 windows, built-in bookcases, french doors to access the exterior deck and great views.

**2nd Floor:** Bedroom with fireplace, full bathroom with tub/shower, bedroom with sliding glass door to deck. -----  
 Addition: Office area with built-in desk and cabinets with bookcases. Master bedroom suite with sitting area, window walls, french door to deck, cathedral ceilings, interesting details and unbelievable views. Marble master bathroom with tub, separate shower. Bedroom.

**Second Dwelling:** Approximately 634 Square Feet of ground cover left according to current zoning.

Building Information

First Floor Bedrooms: 2  
 Heating: Oil\FHW  
 Fireplaces: 2  
 Floors: Wood  
 Yard: Yes  
 Parking: Plenty  
 Foundation: Block  
 Lead Paint: No  
 Recreation and Outdoor Deck, Porch  
 Spaces:

Appliances and Other Amenities

Stove: Gaggenau  
 Refrigerator: Sub Zero  
 Dishwasher: Gaggenau  
 Washer: Yes  
 Dryer: Electric  
 Tv Service: Cable  
 Amenities: Central A/C, Disposal, Insulation, Irrigation,  
 Outdoor Shower

Taxes and Fees

Assessment Year: 2012  
 Building Assessment: \$1,565,200  
 Land Assessment: \$4,056,800  
 Total Assessment: \$5,622,000  
 Estimated Taxes: \$20,951

Easements

Other Comments

Addition designed by Botticelli & Pohl. Constructed in 1999.

Condo Fees: \$0  
 Condo Fees Include:



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508-228-1398



Own 200 Feet of Beach, Private stairs, please note vegetated bank. Plenty of room for a pool











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