



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





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