



Price: \$9,800,000 Address: 25 & 27 Cliff Road

Area: Cliff Owner: Avellino Realty Trust

Type: Single Family Status: Available
 Map/Parcel: 4244/7 & 7.1 Lot #: 1 & 2
 Zoning: R1/SR1 Lot Size (SF): 22,632
 Deed: - Lot Size (A): 0.5600
 Wtr Frontage: None Plan: 1022-B
 Water View: Harbor Water: Town
 Other View: None Sewer: Town
 Year Built: 1900 Rooms: 15
 Remodeled: 1992 Beds/Baths: 9/8+
 Furnished: Un-Furnished
 Second Dwelling: Existing



Superb location on the Cliff, affording easy access to Town and Beaches, is this rare and unique offering. Two abutting lots totaling over a half acre of land area contains a majestic 8 bedroom main house, a wonderful 1 bedroom plus office guest house with 2 bay garage, a swimming pool with bath, grilling area and covered space for Alfresco dining. Fabulous architectural details. Watch the Ferry round the point, also affording a spectacular view of the 4th of July and Pops fireworks and much sought after privacy on the Cliff. This property must be visited to be fully appreciated and is without equal.

Basement: Full and finished. Family room with built-ins, under counter Sub-Zero refrigerator and freezer, half bath, cedar closets, laundry and storage areas, good sized en-suite bedroom with door to exterior revealing a private outdoor patio.

1st Floor: Gracious entry with covered porch leads to wonderful leaded glass front door. Almost 9' ceilings through the first floor gives a great feeling of spaciousness and comfort. Double parlor has pocket doors, a bay window, fireplace and built-ins. Kitchen is complete with large eat in area, large bay window, island, pantry and access to the deck. Dining room has wonderful curved wall. Large double library with custom built-ins contains a full bathroom and double doors to exterior deck. Powder room.

2nd Floor: Front en-suite bedroom with French doors to balcony. Double Master bedroom suite with fireplace, sitting area, bay window with window seat, walk-in closet, balcony, and Master bathroom with separate tub and shower. Double en-suite bedroom with French doors to balcony. Hall linen closet and sitting area.

3rd Floor: Great family room with many built-ins and small refrigerator. 4 bedrooms, 2 full bathrooms, large cedar closet and views!

Other Structures: Pool House: Covered dining area with outdoor reffridgerator and sink , full bath with changing room and outdoor shower.

Second Dwelling: Guest Cottage: Two-bay garage. First Floor: Living room with built-ins and propane fireplace, small kitchenette with cook top, under counter refrigerator and microwave. Second Floor: Bedroom with full bathroom, office with built-ins, powder room. Separate outdoor staircase. View overlooks swimming pool and pool house.

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHW
 Fireplaces: 3
 Floors: Wood
 Yard: Nice
 Parking: Off-Street
 Foundation:
 Lead Paint: Unknown
 Recreation and Outdoor Deck, Garden, Porch, Private Pool
 Spaces:

Appliances and Other Amenities

Stove: Gaggeneau
 Refrigerator: Double Sub-Zero
 Dishwasher: 2
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenitites: Alarm, Central A/C, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$2,768,000
 Land Assessment: \$6,284,500
 Total Assessment: \$9,052,500
 Estimated Taxes: \$33,731

Easements

Other Comments

Condo Fees: \$0



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Condo Fees Include:

Main house has 4 finished levels of superior quality detailing including wonderful moldings & double crown moldings, high ceilings, numerous custom built-ins, cottage corners, many balconies, fabulous light, meticulous floors, central air conditioning, central vacuum, intercom system, built-in stereo speakers, and many pocket doors throughout. Pool has electronic retractable cover.



Aerial



Sound View



Harbor Monomoy View



Harbor Coatue View



Main House Front



Main House Rear



Front Parlor Main House



Front Parlor...Waterside



Front Parlor



Dining Room



Kitchen



Library



Game Table Library



Master 2nd Floor



Master Sitting area



Master Bath



Master



2nd Master/Guest Suite



2nd Master/Guest Suite



Guest Suite 2nd Floor



Guest Suite Bath



3rd Floor Family Room



3rd Floor B/R 1 of 4



3rd Floor B/R 2 of 4



Lower Level Bedroom Suite



Pool House



Guest Cottage



Guest Cottage Main Living



Guest Cottage Garages



Guest Cottage Living



Guest Cottage en suite Bedroom



GC Office Overlooking Pool