



Price: \$2,200,000 Address: 61 Wauwinet Road

Area: Wauwinet

Owner: Dugan

Type: Single Family Status: Available
 Map/Parcel: 14/20 Lot #: 89
 Zoning: LUG3 Lot Size (SF): 152,460
 Deed: 088798 Lot Size (A): 3.5000
 Wtr Frontage: None Plan: 15961-X
 Water View: None Water: Well
 Other View: Woods Sewer: Septic
 Year Built: 1994 Rooms: 9
 Remodeled: 2001 Beds/Baths: 4/3.5
 Furnished: Un-Furnished
 Second Dwelling: None



FABULOUS WAUWINET - This magnificent contemporary 4 bedroom, 3.5 bath, 4,436 square foot home definitely delivers! Smart design, quality detailing, generous living spaces, 4 fireplaces, gourmet kitchen and wrap around mahogany sundecks to extend living out doors. A wonderful estate setting on 3.5 acres offering ultimate privacy abutting conservation land on two sides. Large yard has Coi pond & waterfall feature and plenty of room for pool or tennis. Plus deeded beach rights & deeded harbor access for boaters!

Basement: Full un-finished 2,684 square foot basement. Sliding glass doors offer good natural light and access out doors. Radiant heat in basement floors. Ready to go should you wish to finish into living space.

1st Floor: Gracious entrance hall, half bath, attractive living room with fireplace, gourmet kitchen with central island and fireplace, spacious dining room w/ fireplace & French doors to covered porch, cozy sun room, master bedroom w/ vaulted ceiling & fireplace, ensuite bath w/ tile shower. Laundry room. Two covered porches and a huge wrap around sun deck.

2nd Floor: Guest bedroom with ensuite bath tile shower, bedroom with fireplace and vaulted ceiling, bedroom with balcony, shared bath with tub and shower. Second floor sun deck with views of the Coi pond.

3rd Floor: Full staircase access to 3rd floor semi- finished attic storage space. Excellent potential here for roof walk / deck which would no doubt have stunning water views. It had once been HDC approved but has yet to be built.

Other Structures: None.

Second Dwelling: Ample space to add a garage with studio above.

Building Information

First Floor Bedrooms: 1
 Heating: Gas\FHW
 Fireplaces: 4
 Floors: Oak, Pine, Bamboo
 Yard: Large
 Parking: Ample
 Foundation: Poured concrete
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Porch

Appliances and Other Amenities

Stove: Gas 4 burner Viking
 Refrigerator: Sub Zero
 Dishwasher: Frigidaire
 Washer: Maytag
 Dryer: Maytag
 Tv Service: Cable
 Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$951,300
 Land Assessment: \$1,213,600
 Total Assessment: \$2,164,900
 Estimated Taxes: \$8,061

Condo Fees: \$0
 Condo Fees Include:

Easements

Deeded access to beach at Crows Nest Way and deeded access to harbor across the street on Fargo Way.

Other Comments

Located on the right side of Wauwinet Road just past Pocomo Road. Note: This property currently has a 6 bedroom septic system in ground making future expansion easy.



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