

Price: \$1,850,000 Address: 79 Burnell Street Area: Sconset Owner: Daume

Type: Single Family Status: Available

Map/Parcel: 4932/1.5 Lot #: 6

Zoning: SR-20 Lot Size (SF): 20,006

Deed: 517/302 Lot Size (A): 0.4600

Wtr Frontage: None GLA: 3,420

Water View: None Water: Town

Other View: Pastoral Sewer: Town

Year Built: 1996 Rooms: 11

Remodeled: Beds/Baths: 5/5.5

Furnished: Un-Furnished Second Dwelling: Existing



5 Bedroom 'Sconset Compound with tranquil garden setting. Spacious Main house features 3 large bedroom suites with kitchen great room that opens to a large porch and wrap around deck with southern exposure. Bonus cottage with 2 bedrooms & 2 baths complete with its own patio space & gardens. Both homes have ample room inside & out for easy entertaining and relaxing during those long summer days. Plenty of room for a pool if desired. An incredibly peaceful setting with 9 acres of 'Sconset Trust land across the street and sweeping views of Sankaty Golf Course and just moments to all that Sconset Village offers!

Basement: Full & unfinished with interior access and exterior doorway access. Ideal storage area or future expansion area for additional

living space if desired. Furnace & hot water heater.

1st Floor: Inviting cathedral entry with stairway to second story and access to both the living room and the kitchen/great room. Living room with fireplace and double pocket doors opening to expansive kitchen/great room where there are two sets of sliders leading out to the porch. Well equipped kitchen w/ breakfast bar and access to side entry & mudroom with washer/dryer. Half bath. First floor master suite w/ sitting area, built-in bookshelves, two closets and private bath with shower. Basement doorway off hallway.

2nd Floor: Landing area overlooking entryway. Two wonderful bedroom suites located on each end of the house, both with multiple closets, built-in dressers/drawers, a sitting area and private bath. One has a shower and the other has a tub & shower. A centrally located sitting room/den with built-in floor to ceiling bookshelves is positioned between both suites with a door off the

landing. Fabulous golf course views!

Other Structures: Shed with ramp; perfect for garden tools or extra beach gear. Could also be an over-sized play house!

Second Dwelling: Front porch entry to living room open to the kitchen area. Laundry closet & separate coat closet. Kitchen has side entrance to patio. Bedroom with large walk-in closet and hall access to full bath. Library/Den with custom cabinetry w/ bookshelves ideal for TV & collectibles; leads into second bedroom with private bath and doorway to side yard and is handicap accessible with ramp

and wide interior doorways.

Building Information

First Floor Bedrooms: 3

Heating: Oil\FHW

Fireplaces: One

Floors: Wood, Tile & Carpet Yard: Beautifully Landscaped

Parking: 3+ Cars
Foundation: Poured Concrete
Lead Paint: Unknown

Recreation and Outdoor Deck, Garden, Patio, Porch

Spaces:

Taxes and Fees

Assessment Year: 2012
Building Assessment: \$722,900
Land Assessment: \$883,200
Total Assessment: \$1,606,100
Estimated Taxes: \$5,978

Condo Fees: \$0 Condo Fees Include:

Appliances and Other Amenities

Stove: GE Profile
Refrigerator: GE Profile
Dishwasher: Kitchen Aid
Washer: Whirlpool
Dryer: Whirlpool
Tv Service: Cable

Amenitites: Insulation, Irrigation, Outdoor Shower

Easements

Recorded drive way and landscape easement benefitting 79 Burnell. Book 772, Page 236.

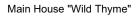
Other Comments

Sconset Trust land directly across the street!











Main House



Main House from Cottage



Cottage "Bee Hive"

Living Room



Back Yard



Front Entry







Great Room Sitting area









Kitchen/Great Room Kitchen Breakfast Bar







Kitchen Drybar w/beverage cooler Master Bedroom







Master Bedroom Suite Sitting Room/Den MH









2nd Floor Bedroom Suite

Main House







Built-in Deck Seating MH

Cottage

Living Room - Cottage







Dining/Deck Entry-Cottage

Cottage-Deck

Kitchen-Cottage









De/TV Room-Cottage

Bedroom (1)-Cottage

Bedroom (2) Cottage







Yard



Shed