



Price: \$4,800,000 Address: 247 Polpis Road

Area: Polpis Owner: Nash Nominee Trust

Type: Single Family      Status: Available  
 Map/Parcel: 26/62 & 70      Lot #: 2 & 8  
 Zoning: LUG3      Lot Size (SF): 185,566  
 Deed: C18142 & C19837      Lot Size (A): 4.2600  
 Wtr Frontage: None      GLA: 3,327  
 Water View: Harbor      Water: Well  
 Other View: Pastoral      Sewer: Septic  
 Year Built: 1965      Rooms: 13  
 Remodeled: 1999      Beds/Baths: 4/3+  
 Furnished: Un-Furnished  
 Second Dwelling: Existing



Private estate setting with unobstructed views of Polpis Harbor to the North and over two hundred acres of conservation land to the South and West.

**Basement:** Finished basement with twin bedroom with bath ensuite (T/S); Queen bedroom with bath ensuite (T/S); sliders out to patio adjacent to outdoor shower and pool; powder room, laundry room and storage room; service area for pool with sink, fridge and dishwasher.

**1st Floor:** Front door opens to foyer, combination living and dining room focused around a brick, wood burning fireplace with French doors to a 18' by 30' rear deck overlooking the pool and garden. Bright kitchen with top of the line appliances, custom cabinetry and door to rear deck. Second living room with French doors to a wrap around deck that has unobstructed views of Polpis Harbor. Next is the master bedroom with master bath ensuite. (separate tile shower and jacuzzi tub). There is a den/fourth bedroom on this floor as well as a powder room and an office. All rooms have cathedral ceilings.

**2nd Floor:** N/A

**3rd Floor:** N/A

**Other Structures:** Shed attached to house for pool equipment and sprinkler system. Additional storage under new section of house.

**Second Dwelling:** Wonderful three bedroom guest cottage in a private setting abutting conservation land. First floor: slate entry way leads to an open living and dining room with cathedral ceilings and large door to rear deck. Adjacent kitchen with wood floor, top of the line appliances, upscale built ins and door to side deck with outdoor shower. To the left is a twin bedroom with bath ensuite (t/s). On the right are two more twin bedrooms, each sharing the bath ensuite (s). There is a powder room next to these bedrooms. Each of the bedrooms has a cathedral ceiling. Lower level: Finished basement with large family room, a curtained and lighted stage at one end with access to the furnace room, a large storage room and French doors to the loose stone patio under the deck. A full bath (t/s) completes this area.

Building Information

**First Floor Bedrooms:** 2  
**Heating:** Gas\FHA  
**Fireplaces:** Wood burning  
**Floors:** oak, slate, carpet, vinyl and tile  
**Yard:** Very large, abutting over 200 acres of conservation land  
**Parking:** Yes  
**Foundation:** Poured and block  
**Lead Paint:** No  
**Recreation and Outdoor Spaces:** Deck, Garden, Patio, Private Pool

Appliances and Other Amenities

**Stove:** Thermador four burner & warming oven  
**Refrigerator:** Sub Zero  
**Dishwasher:** Bosch  
**Washer:** Maytag  
**Dryer:** Maytag  
**Tv Service:** Cable  
**Amenities:** Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

**Assessment Year:** 2012  
**Building Assessment:** \$1,341,600  
**Land Assessment:** \$1,553,600  
**Total Assessment:** \$2,895,200  
**Estimated Taxes:** \$10,273

Easements

Driveway easement and others, see deed, ConCom Order of Conditions.

Other Comments

Separate well and four bedroom septic system.



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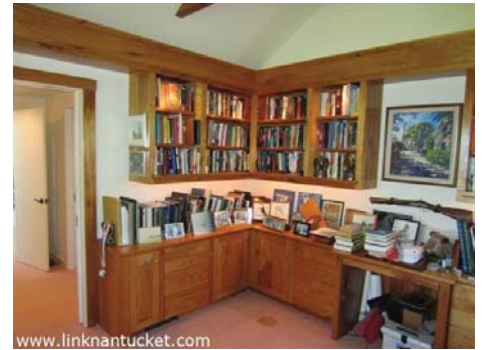
*Mary Malavase*

508-221-2093

*Condo Fees: \$0*

*Condo Fees Include:*







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