

Price: \$3,495,000 Address: 8 Mooers Avenue Area: Cliff Owner: Boyer

Type: Single Family Status: Available

Map/Parcel: 30/248 Lot #: 40 & 41

Zoning: R1/SR1 Lot Size (SF): 5,533

Deed: 1260/37 Lot Size (A): 0.1200

Wtr Frontage: None GLA: 2,642

Water View: None Water: Town

Other View: Residential Sewer: Town

Year Built: 1850 Rooms: 8

Remodeled: 2011 Beds/Baths: 4/3.5

Furnished: Un-Furnished Second Dwelling: None



Located in the prestigious Lincoln Circle area on a beautifully landscaped and private quarter acre. ROSECLIFF is a completely and meticulously renovated antique home dating back to 1850. The charm of the original house blends beautifully with the function of the new modern amenities. Four bedrooms, 3.5 baths, living room, office/den. Large gourmet kitchen and dining area, open to two great outdoor living spaces.

Basement: Crawl Space

1st Floor: Large gracious foyer open to expansive gourmet kitchen/dining area with cathedral ceilings. French doors lead out to large

mahogany deck and professionally landscaped yard. Spacious living room with fireplace. Office/den and half bath. First floor

bedroom with bath. Laundry room/mud room.

2nd Floor: Master bedroom with ensuite bath. Two bedrooms and one full bath.

## **Building Information**

First Floor Bedrooms: 1

Heating: Other Fireplaces: One

Floors: Antique Pine

Yard: Yes

Parking: 2 cars

Foundation: CB

Lead Paint: No

Recreation and Outdoor Deck, Garden, Patio, Porch

Spaces:

## Taxes and Fees

Assessment Year: 2012
Building Assessment: \$1,099,600
Land Assessment: \$1,662,400
Total Assessment: \$2,762,000
Estimated Taxes: \$9,998

Condo Fees: \$0 Condo Fees Include:

## Appliances and Other Amenities

Stove: Wolf - Gas Refrigerator: Subzero Dishwasher: Bosch Washer: Maytag Dryer: Maytag Tv Service: Cable

Amenitites: Central A/C, Insulation, Irrigation, Outdoor

Shower

Easements

None known

Other Comments

None









Gracious Foyer







Foyer Gourmet Kitchen Living Room







Living Room









508-228-7707







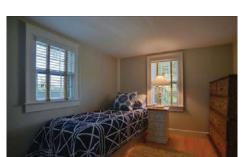














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