



**Price: \$1,699,000 Address: 2 Warren Street**

**Area: Town**

**Owner: Dipreta**

Type: Single Family      Status: Available  
 Map/Parcel: 5541/32      Lot #: 2  
 Zoning: ROH/SOH      Lot Size (SF): 5,200  
 Deed: Book 536      Lot Size (A): 0.1200  
           Page 0033  
 Wtr Frontage: None      GLA: 1  
 Water View: None      Water: Town  
 Other View: None      Sewer: Town  
 Year Built: 1999      Rooms: 9  
 Remodeled:      Beds/Baths: 4/3.5  
 Furnished: Un-Furnished  
 Second Dwelling: Existing



Move-in condition! Traditional island-style home, meticulously maintained by first owner. Convenient, in-town location on one-way lane. Large clear-story entry hall. Half bath. Formal living room with fireplace. Great room with fireplace, adjoining well-appointed kitchen and dining area and pantry. Large-sized screened porch complete the ground floor. Second floor is comprised of a master bedroom with cathedral ceiling, en-suite large bath, jacuzzi and separate shower. In addition, there are two large bedrooms, full bathroom and laundry. Separate apartment, above garage with excellent rental history. A lovely private garden complements this special property.

*Basement:* Full basement with expansion potential.

*1st Floor:* Large entry hall, formal living room with fireplace, half bath, great room with fireplace, adjoining kitchen and dining area, pantry, laundry and a one-of-a-kind screened porch. The porch is a rare find in the Old Historic District.

*2nd Floor:* Two large bedrooms with hall bath, master suite with cathedral ceilings and bath with separate tub, shower. Pull-down stairs to a full attic, with access to roof walk with spectacular harbor views and expansion potential.

*Second Dwelling:* Second Dwelling: There is a full second dwelling over the garage. Attic: Full access to roof.

Building Information

First Floor Bedrooms: 0  
 Heating: Oil/FHA  
 Fireplaces: 2  
 Floors: Wood & Tile  
 Yard: Yes  
 Parking: Yes  
 Foundation: Poured  
 Lead Paint: No  
 Recreation and Outdoor: None  
 Spaces:

Appliances and Other Amenities

Stove: Yes  
 Refrigerator: Yes  
 Dishwasher: Yes  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: None

Taxes and Fees

Assessment Year: 2014  
 Building Assessment: \$749,400  
 Land Assessment: \$556,600  
 Total Assessment: \$1,306,000  
 Estimated Taxes: \$5,065

Condo Fees: \$0  
 Condo Fees Include:

Easements

Other Comments

Great location on a one-way street offering good access to everything, and the solitude of being off the beaten track. Separate dwelling fronts on a different street. Room for expansion with a full attic and full basement.



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*The information contained herein is believed to be reliable but is not guaranteed.*



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