



Price: \$3,295,000 Address: 22 Wigwam Road

Area: Madequecham

Owner: Winters

Type: Single Family Status: Available
 Map/Parcel: 77/7/9 Lot #: 803
 Zoning: LUG3 Lot Size (SF): 72,310
 Deed: 22592 Lot Size (A): 1.6600
 Wtr Frontage: None GLA: 4,786
 Water View: Distant Ocean Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 2006 Rooms: 8
 Remodeled: Beds/Baths: 5/4.5
 Furnished: Un-Furnished
 Second Dwelling: None



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Magnificent Madequecham Beach where sunlight dances on the ocean and views over hundreds of acres of conservation land set the stage for this wonderful family home. A beautifully designed custom home featuring a swimming pool and spa, 2 outdoor showers, horseshoe court, decks and patio, roof walk all to enrich the nature surrounding you.

Basement: Full unfinished basement, work shop and storage closet.

1st Floor: Large entry hall opens to a family room with fireplace, wet bar and french doors leading to deck and pool area. On the right are two bright and light guest bedrooms with a shared bath. To the left is a large guest bedroom with en suite bathroom. Beyond the family room is the sunny fourth bedroom complete with cathedral ceiling and custom bath in warm earth tones. Laundry room and storage closet have an exterior door leading to side yard and private outdoor shower.

2nd Floor: Amazing light and open floor plan - large gourmet kitchen with center island and stainless steel appliances, including warming drawer and microwave. Living area with fireplace and french doors leading to upper deck with expansive views over the open conservation land and South Shore, cathedral ceilings and large windows to take it all in. Dining area, access to attic storage space. Sweeping master bedroom with cathedral ceiling, two large closets, spacious custom bathroom with stand alone shower, corner jacuzzi tub and double sink vanity.

3rd Floor: Stairs lead to loft area with ladder to roof walk.

Other Structures: Large one car heated attached garage

Building Information

First Floor Bedrooms: 4
 Heating: Gas\FHA
 Fireplaces: 2
 Floors: wood, tile, carpet
 Yard: Yes
 Parking: Yes
 Foundation: poured and block
 Lead Paint: No
 Recreation and Outdoor Deck, Garden, Patio, Porch, Private Pool,
 Spaces: Hot Tub

Appliances and Other Amenities

Stove: Wolfe
 Refrigerator: GE Profile
 Dishwasher: Bosh
 Washer: Whirlpool
 Dryer: Whirlpool
 Tv Service: Satellite
 Amenities: Alarm, Central A/C, Insulation, Irrigation,
 Outdoor Shower

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$1,084,400
 Land Assessment: \$872,800
 Total Assessment: \$1,957,200
 Estimated Taxes: \$7,296
 Condo Fees: \$1,200
 Condo Fees Include: Russel's Way/Wigwam Road Trust

Easements

see deed

Other Comments

From Main Street, turn left onto Orange St and travel about 1 mile enter roundabout and take the 3rd exit onto Milestone Rd. turn right onto Russell's Way, take the 1st left onto Wigwam Rd. 22 Wigwam Road is on the left.
 Furnishing negotiable



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





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