



**Price: \$5,695,000 Address: 3 Pochick Avenue**

**Area: Surfside**

**Owner: Jack**

Type: Single Family      Status: Available  
 Map/Parcel: 80/323      Lot #: .  
 Zoning: LUG2      Lot Size (SF): 102,366  
 Deed: 540/74      Lot Size (A): 2.3500  
 Wtr Frontage: None      GLA: 5,320  
 Water View: None      Water: Well  
 Other View: Pastoral      Sewer: Septic  
 Year Built: 2003      Rooms: 15  
 Remodeled:      Beds/Baths: 6/5+  
 Furnished: Un-Furnished  
 Second Dwelling: Potential



This very special, private retreat is situated on a quiet Surfside road. Sited on 2.35 acres, the stunning home features six bedrooms, five full bathrooms and two half baths. It has all the amenities for summer living including a tennis court with two basketball hoops, batting cage, heated pool, pool cabana with full kitchen and bar, movie theater and much more. Located less than half a mile to Surfside Beach and two miles from Town.

**Basement:** Movie theater equipped with McIntosh stereo system. Fully equipped bar. Living room with field stone fireplace. Two guest bedrooms. Wine cellar. Bath with steam room. Laundry room.

**1st Floor:** Large open living room and dining room with fireplace and French doors that lead to the pool and pool cabana. Large gourmet kitchen with second dining room. Library off of living room. Two large master suites, one with doors to the pool. Laundry room.

**2nd Floor:** Two large bedroom suites, each with their own sitting area.

**Other Structures:** Pool Cabana: Large open room with cathedral ceilings, bar, full kitchen, washer and dryer, audio/video system, two outdoor showers and direct propane lined Lynx grill with granite counters.

Building Information

First Floor Bedrooms: 2  
 Heating: Gas\FHA  
 Fireplaces: Two  
 Floors: Oak, Marble, Slate, Brick  
 Yard: Yes  
 Parking: Yes  
 Foundation: Poured  
 Lead Paint: No

Recreation and Outdoor: Deck, Garden, Patio, Porch, Private Pool,  
 Spaces: Private Tennis Court, Gym

Appliances and Other Amenities

Stove: Wolfs  
 Refrigerator: Sub-Zeros  
 Dishwasher: Miele  
 Washer: Frigidaires  
 Dryer: Frigidaires  
 Tv Service: Cable  
 Amenities: Alarm, Central A/C, Insulation, Irrigation,  
 Outdoor Shower

Taxes and Fees

Assessment Year: 2007  
 Building Assessment: \$2,478,400  
 Land Assessment: \$1,378,200  
 Total Assessment: \$3,856,600  
 Estimated Taxes: \$13,806

Condo Fees: \$0  
 Condo Fees Include:

Easements

Footpath in favor of 3 Pochick Avenue to the beach.

Other Comments

None













