



Price: \$1,775,000 Address: 5 Cabot Lane Area: Cliff Owner: Norman Singer

Type: Single Family Status: Available
 Map/Parcel: 29/44 Lot #: 1
 Zoning: R1/SR1 Lot Size (SF): 4,967
 Deed: C0020289 Lot Size (A): 0.1200
 Wtr Frontage: None GLA: 2,342
 Water View: Distant Harbor Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1890 Rooms: 9
 Remodeled: 1984 Beds/Baths: 5/2+
 Furnished: Un-Furnished
 Second Dwelling: Existing



Location, Location, Location!! Grade A- Off Cliff Rd, on the corner of Cabot Ln and Grant Ave, and a quarter mile to Lincoln Circle and Steps Beach. This "diamond in the rough" awaits a thoughtful renovation- bring your local architect and builder. What an opportunity to be in this wonderful neighborhood!

Basement: none

1st Floor: Dining Room, Kitchen, Living Room, Front screened in Porch, Covered Side Porch. Bath off of the Kitchen. Outdoor shower off the side door to back apartment.

2nd Floor: 4 large bedrooms and one generous bath.

Second Dwelling: Attached one bedroom, one bath apartment with full kitchen, living room area, stack washer and dryer, powder room, outdoor patio and 2nd second floor loft bedroom with full bath and outdoor balcony. Lovely, private outdoor patio. Electric heat.

Building Information

First Floor Bedrooms: 0
 Heating: None
 Fireplaces: 2
 Floors: wood
 Yard: yes
 Parking: yes
 Foundation: piers
 Lead Paint: Unknown
 Recreation and Outdoor: Deck, Garden, Patio, Porch
 Spaces:

Appliances and Other Amenities

Stove: yes, gas
 Refrigerator: yes
 Dishwasher: yes
 Washer: yes
 Dryer: yes
 Tv Service: Cable
 Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$420,500
 Land Assessment: \$1,657,500
 Total Assessment: \$2,078,000
 Estimated Taxes: \$7,869

Condo Fees: \$0
 Condo Fees Include:

Easements

walking path easement with incredible views of sound.

Other Comments

There is the potential to do a lot with this property. Obvious improvements would be full basement, 4 car off street parking, burying of power lines and gas powered HVAC system.



view from the walking path view easement







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