



**Price: \$5,350,000 Address: 27 Hinckley Lane # 1**

**Area: Cliff Owner: Starfish and Unicorn, LLC**

Type: Single Family      Status: Sold  
 Map/Parcel: 30/103.1      Lot #: 1  
 Zoning: R-20      Lot Size (SF): 31,215  
 Deed: U42000/C00      Lot Size (A): 0.7100  
 15-5  
 Wtr Frontage: None      GLA: 8,334  
 Water View: Sound      Water: Town  
 Other View: Ocean      Sewer: Septic  
 Year Built: 1960      Rooms: 18  
 Remodeled: 2006      Beds/Baths: 6/6.5  
 Furnished: Un-Furnished  
 Second Dwelling: Existing



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 Sale Date: 4/16/2014      Original Price: \$7,900,000  
 Sale Price: \$5,875,000

Wonderful opportunity to own a water view home on Hinckley Lane. The main house was renovated in 2006 and offers a gracious floor plan with living spaces both inside and out. Deeded rights to Hinckley lane Association stairs.

Please note, original listing price was for 27 & 27R Hinckley lane, 1&2. For more details see listing for 27 Hinckley.

Building Information

First Floor Bedrooms: 5  
 Heating: Gas\FHW  
 Fireplaces: 2 - wood burning  
 Floors: Chestnut/Tile  
 Yard: Yes  
 Parking: 4+  
 Foundation: Poured/block  
 Lead Paint: Unknown  
 Recreation and Outdoor Deck, Garden, Patio, Porch  
 Spaces:

Appliances and Other Amenities

Stove: 6 Burner Viking Gas  
 Refrigerator: Sub-Zero fridge + 2 fridge drawers  
 Dishwasher: Bosch  
 Washer: yes  
 Dryer: yes  
 Tv Service: Cable  
 Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$4,854,800  
 Land Assessment: \$0  
 Total Assessment: \$4,854,800  
 Estimated Taxes: \$25,577

Condo Fees: \$0  
 Condo Fees Include:

Easements

abutters rights of way over the whole of Hinckley Lane including stairs to beach

Other Comments

None

Firm And Commissions

Listing Firm: Lee Real Estate  
 Listing Broker: Liza Ottani  
 Broker Phone: 508-566-3894

Sub Agent: 0.0000 %  
 Buyer Agent: 2.5000 %  
 Facilitator: 0.0000 %  
 Incentives: 0  
 Referral Fee: 0.0000 %  
 Other Commission: 0

Sales History



Wet bar





view looking North towards Jetties and Great Point



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Hinckley Lane Association Stairs to  
beach