



Price: \$895,000 Address: 35 & 37 Sheep Pond Road Area: Madaket Owner: Ackerman

Type: Single Family Status: Available
 Map/Parcel: 63/38 & 39.2 Lot #: 1
 Zoning: LUG2 Lot Size (SF): 56,628
 Deed: C9659 Lot Size (A): 1.3000
 Wtr Frontage: Oceanfront GLA: 2,530
 Water View: Ocean Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1978 Rooms: 9
 Remodeled: 0 Beds/Baths: 3/3
 Furnished: Un-Furnished
 Second Dwelling: Potential



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Oceanfront on over an acre lot. This area is subject to active erosion.

Basement: None

1st Floor: Front hall opens up to Master bedroom with sliders to the deck and a full bath ensuite (T/S). Two other bedrooms, a den and a full hall bath (T/S) complete the first floor. Access to crawl space and attached garage.

2nd Floor: Large living and dining area with fireplace and slider to a large deck overlooking the ocean. Kitchen and hall bath (T).

3rd Floor: Balcony overlooking living and dining area and steps to widows walk.

Other Structures: Attached garage.

Second Dwelling: None

Building Information

First Floor Bedrooms: 3
 Heating: Electric
 Fireplaces: Two
 Floors: Wood
 Yard: Large
 Parking: Yes
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor Spaces: None

Appliances and Other Amenities

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

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$510,400
 Land Assessment: \$608,100
 Total Assessment: \$1,118,500
 Estimated Taxes: \$4,105

Condo Fees: \$0
 Condo Fees Include:

Easements

Right of First Refusal; Con Com Order of Conditions

Other Comments

THIS PROPERTY IS BEING SOLD "AS IS". There is an existing open building permit.



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