



Price: \$7,695,000 Address: 50 West Miacomet Road Area: Miacomet Owner: Sohn

Type: Single Family Status: Available
 Map/Parcel: 86/2 Lot #: 52
 Zoning: MMD Lot Size (SF): 82,764
 Deed: COT #12670 Lot Size (A): 1.9000
 Wtr Frontage: Oceanfront GLA: 4,369
 Water View: Ocean Water: Well
 Other View: None Sewer: Septic
 Year Built: 1994 Rooms: 8
 Remodeled: Beds/Baths: 6/5
 Furnished: Un-Furnished
 Second Dwelling: Existing



Beach living at its best. Through conservation land and passing Miacomet Pond, to a one of a kind location with wide sandy beach and dunes. A rare waterfront property for this this area with main house and guest cottage.

Basement: Finished game room with terra cotta tile, cedar storage closet, laundry room, wine closet and sauna.

1st Floor: First floor has two bedrooms that share a bath and third bedroom with fireplace and private bath.

2nd Floor: Great room with fireplace, open living and dining areas and a gourmet kitchen. Master bedroom with fireplace, master bath with fieldstone shower and separate tub, walk in closet.

Second Dwelling: Cottage: Two bedroom, two bath cottage with loft area, beamed cathedral ceiling, living room with cobblestone fireplace, dining area and open kitchen. Covered porch with outdoor shower and path to beach. Excellent rental history.

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHA
 Fireplaces: 3
 Floors: Pumpkin Pine
 Yard: Yes
 Parking: Yes
 Foundation: Block
 Lead Paint: No
 Recreation and Outdoor: Deck, Porch, Hot Tub
 Spaces:

Appliances and Other Amenities

Stove: Wolf
 Refrigerator: Traulsen
 Dishwasher: Bosch
 Washer: Electric
 Dryer: Gas
 Tv Service: Satellite
 Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$1,080,800
 Land Assessment: \$2,655,300
 Total Assessment: \$3,736,100
 Estimated Taxes: \$13,525

Condo Fees: \$0
 Condo Fees Include:

Easements

Utility easement, Con Com order of conditions, Doc #35946, 4 foot westerly footpath for beach access to the Johnson's. 6 Bedroom septic system.

Other Comments

None



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