



Price: \$3,899,000 Address: 12 & 14 Plover Lane

Area: Wauwinet

Owner: Marshall

Type: Single Family Status: Available
 Map/Parcel: 12/54 & 53 Lot #: 136 & 137
 Zoning: R1/SR1 Lot Size (SF): 80,289
 Deed: 22,042; Lot Size (A): 1.8300
 22,548
 Wtr Frontage: None GLA: 0
 Water View: Ocean Water: Well
 Other View: None Sewer: Septic
 Year Built: 1995 Rooms: 7
 Remodeled: 2008 Beds/Baths: 3/3.5
 Furnished: Un-Furnished
 Second Dwelling: None



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Bright and airy custom home with ocean views and path to beach. Fabulous outdoor living with multiple decks, patios and outdoor kitchen. Meticulously maintained with two separate lots that offer many options for the buyer.

Basement: Finished lower level with comfortable sitting and game room, with ample entertaining space sink and snack area. Custom futons to relax and watch big screen TV. Full bath, utility room and multiple storage areas.

1st Floor: Spacious entry leads to two generous bedroom suites with private baths. Laundry room with storage and exterior access. Two car garage with custom mahogany doors with oversized transoms. Access to large deck with built in grill, refrigerator and sink. Meticulously landscaped yard with double fencing to protect the landscaping from the deer.

2nd Floor: Dramatic vaulted white washed ceiling in the living room ocean view deck and custom fireplace. Dining area with French doors opens to outside dining deck overlooking mature plantings. Kitchen windows overlook the ocean. Very functional layout with high end appliances and hand- made tile counters . Guest powder room. Master bedroom suite offers two closets, a cozy sitting area with window seats, computer-desk area and a custom tiled bath with separate shower and tub plus double sinks. The third floor is a built in office area with reading nook.

Building Information

First Floor Bedrooms: 2
 Heating: Gas\FHA
 Fireplaces: 1
 Floors: Antique Chestnut
 Yard: Yes
 Parking: Yes
 Foundation: Poured
 Lead Paint: Unknown
 Recreation and Outdoor: None
 Spaces:

Appliances and Other Amenities

Stove: Viking
 Refrigerator: GE
 Dishwasher: Bosch
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: None

Taxes and Fees

Assessment Year: 2014
 Building Assessment: \$849,100
 Land Assessment: \$2,388,200
 Total Assessment: \$3,237,300
 Estimated Taxes: \$11,881

Condo Fees: \$0
 Condo Fees Include:

Easements

Yes, building envelope, Con Com restrictions, deeded way to beach across Crow's Nest way, see deeds.

Other Comments

None



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