



Price: \$925,000 Address: 9 Goldfinch Drive Area: Naushop Owner: Owner of Record

Type: Single Family Status: Available
 Map/Parcel: 68/505 Lot #: 279
 Zoning: R5 Lot Size (SF): 6,293
 Deed: 134538 Lot Size (A): 0.1440
 Wtr Frontage: None GLA: 1,950
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1989 Rooms: 6
 Remodeled: 2014 Beds/Baths: 3/3
 Furnished: Partially Furnished
 Second Dwelling: None



Built in 1989, with a large addition in 2001 and a brand new kitchen in 2014, this comfortable Naushop home offers utmost convenience. The amenities of a large modern home, a large back yard offering complete privacy, all within a great island neighborhood including pool and tennis courts. Possibility to expand the footprint of the house, as R5 zoning allows 40% ground cover.

Basement: Partially finished two rooms, comprising approximately 300 square feet. The unfinished space has ample storage and a separate entrance.

1st Floor: Open and airy living room, dining and kitchen. A kitchen renovation was just completed with top of the line appliances, 2" thick concrete counter-tops and a four person breakfast bar. Off of the kitchen there is a bedroom with separate bath and a master suite, which offers an additional full bath, beautiful built in cabinetry and sliders to the rear deck. The master suite was part of a renovation in 2001. Hardwood flooring throughout, except for bathrooms.

2nd Floor: Enter through an L Shaped staircase to the second floor master suite, offering a large vaulted ceiling bedroom, a built in king sized bed, a full bath, three closets and a very large sitting area with custom built-ins. The sitting area was part of a recent renovation in 2001 (shown with a bed in the photos). Hardwood flooring throughout, except for the bathrooms.

Other Structures: Shed with attached grape trellis. Shed has water and electricity.

Building Information

First Floor Bedrooms: 2
Heating: Gas\FHW
Fireplaces: None
Floors: Hardwood pine
Yard: Large backyard with shed and grape trellis, very private front yard
Parking: 2 off street
Foundation: poured and concrete block
Lead Paint: No
Recreation and Outdoor: Deck, Garden, Community Pool,
Spaces: Community Tennis Court

Appliances and Other Amenities

Stove: Dacor gas stove, Sharp microwave drawer
Refrigerator: Sub-zero
Dishwasher: Bosch
Washer: yes
Dryer: yes
Tv Service: Cable
Amenities: Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2014
Building Assessment: \$375,600
Land Assessment: \$331,800
Total Assessment: \$707,400
Estimated Taxes: \$2,638

Condo Fees: \$1,900
Condo Fees Include: Assoc fee for pool, tennis courts, clubhouse, common area maintenance

Easements

GLA includes estimated 300 square feet in partially finished lower level.

Other Comments

Some notice required for showings please. Seller has executed offer to purchase on desired property.



Rear of yard looking from grape trellis area.



Rear of yard from deck.



Kitchen and breakfast bar.



Kitchen renovated Spring 2014.





First floor master



First floor master



First floor master



Second floor master suite.



Second floor sitting area.



Second floor sitting area.



Master closet hallway



Lower level finished laundry area



Lower level finished space



First floor bedroom.



View from front stoop, looking towards street.



Master closet hallway



Side of home, with outdoor shower