



Price: \$1,649,000 Address: 22 Broadway Area: Sconset Owner: Bruce Liljegren

Type: Single Family Status: Available
 Map/Parcel: 7313/117 Lot #: 0
 Zoning: ROH/SOH Lot Size (SF): 1,742
 Deed: 219/014 Lot Size (A): 0.0400
 Wtr Frontage: None GLA: 1,193
 Water View: Distant Ocean Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1814 Rooms: 6
 Remodeled: 1984 Beds/Baths: 3/2
 Furnished: Un-Furnished
 Second Dwelling: None



"Felicite"- a picturesque cottage on Broadway in the heart of 'Sconset village. Thoughtfully renovated in 1985, this 3/4 bedroom, two full bath home has many antique details to be admired and enjoyed. A large courtyard patio and comfortable eat-in kitchen are separated from the living room by an exposed brick chimney. The kitchen and living room is largely open to the exposed rafters. First floor master bedroom with private bath. At the foot of the stairs is another full bath. Upstairs has a comfortable landing area and two non-attic bedrooms - one with a key-hole view of the Atlantic Ocean to the east. All the rooms are spacious and bright.

Basement: New sills, joists, sub-floor during major historic renovation in 1983. Partial basement for storage, oil burner, tank and water heater.

1st Floor: Eat-in kitchen with a door to the lovely brick patio on Broadway side as well as door to Center St. Comfortable light filled living room with fireplace. A short hallway leads to another large and bright room to be used as dining room, additional living space or a bedroom. Master bedroom with closets and private bath with soaking tub and jacuzzi. A second full bath is at the bottom of the stairs and also has a deep soaking tub/shower.

2nd Floor: Steep stairs lead to a large landing area that could house a day-bed and/or desk. Large bedroom with closets on one side of the landing, smaller twin room with closet and keyhole view over Broadway to the ocean.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 1
 Heating: Oil\FHW
 Fireplaces: Yes, large
 Floors: Antique wide pine and Butternut
 Yard: small back yard with large, private patio on Broadway
 Parking: on-street parking on Center St.
 Foundation:
 Lead Paint: Unknown
 Recreation and Outdoor Spaces: Garden, Patio

Stove: yes
 Refrigerator: yes
 Dishwasher: yes
 Washer: yes
 Dryer: yes
 Tv Service: Cable
 Amenities: Insulation

Taxes and Fees

Assessment Year: -1
 Building Assessment: \$297,100
 Land Assessment: \$467,600
 Total Assessment: \$764,700
 Estimated Taxes: \$0

Condo Fees: \$0
 Condo Fees Include:

Easements

Felicite` is an authentic 'Sconset antique home in excellent condition. The original "whale house" had front room and two story addition added in 1860.

Other Comments

Head straight through the Sconset Rotary and take the last paved left onto Broadway. Number 22 will be on the left. One block to 'Sconset Market, restaurants, 'Sconset Casino and down the hill to the beach.



22 Broadway front view



22 Broadway, patio behind hedge



Over the hedge on Broadway to the patio



View of gardens from patio



Two doors to the patio



Eat in kitchen



Back door to Shell St parking



Living room



Living room with fireplace and kayak storage



First floor master bedroom with private bath and closets



First floor - separate living room or dining room, or another bedroom, your choice



Currently set up for dining



Large second floor bedroom with two closets



Smaller twin room with keyhole window and views to the sea.



Back door on Shell Street with small brick patio and access to crawl space.



Headed to Sconset Market.



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