



Price: \$3,950,000 Address: 247 Polpis Road

Area: Polpis Owner: Nash Nominee Trust

Type: Single Family Status: Available
 Map/Parcel: 26/62 & 70 Lot #: 2 & 8
 Zoning: LUG3 Lot Size (SF): 185,566
 Deed: C18142 & C19837 Lot Size (A): 4.2600
 Wtr Frontage: None GLA: 3,327
 Water View: Harbor Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1965 Rooms: 13
 Remodeled: 1999 Beds/Baths: 7/6+
 Furnished: Un-Furnished
 Second Dwelling: Existing



Private estate setting with unobstructed views of Polpis Harbor to the North and over two hundred acres of conservation land to the South and West. Four bedroom, three bathroom main house, a wonderful three bedroom guest cottage and heated pool.

Basement: Walk out pool level with twin bedroom with bath ensuite (T/S); Queen bedroom with bath ensuite (T/S); sliders out to patio adjacent to outdoor shower and pool; powder room, laundry room and storage room; service area for pool with sink, fridge and dishwasher.

1st Floor: Front door opens to foyer, combination living and dining room focused around a brick, wood burning fireplace with French doors to a 18' by 30' rear deck overlooking the pool and garden. Bright kitchen with top of the line appliances, custom cabinetry and door to rear deck. Second living room with French doors to a wrap around deck that has unobstructed views of Polpis Harbor. Next is the master bedroom with master bath ensuite. (separate tile shower and jacuzzi tub). There is a den/fourth bedroom on this floor as well as a powder room and an office. All rooms have cathedral ceilings.

2nd Floor: N/A

3rd Floor: N/A

Other Structures: Shed attached to house for pool equipment and sprinkler system. Additional storage under new section of house.

Second Dwelling: Wonderful three bedroom guest cottage in a private setting abutting conservation land. First floor: slate entry way leads to an open living and dining room with cathedral ceilings and large door to rear deck. Adjacent kitchen with wood floor, top of the line appliances, upscale built ins and door to side deck with outdoor shower. To the left is a twin bedroom with bath ensuite (t/s). On the right are two more twin bedrooms, each sharing the bath ensuite (s). There is a powder room next to these bedrooms. Each of the bedrooms has a cathedral ceiling. Lower level: Finished basement with large family room, a curtained and lighted stage at one end with access to the furnace room, a large storage room and French doors to the loose stone patio under the deck. A full bath (t/s) completes this area.

Building Information

First Floor Bedrooms: 5
Heating: Gas\FHA
Fireplaces: Wood burning
Floors: oak, slate, carpet, vinyl and tile
Yard: Very large, abutting over 200 acres of conservation land
Parking: Yes
Foundation: Poured and block
Lead Paint: No
Recreation and Outdoor Spaces: Deck, Garden, Patio, Private Pool

Appliances and Other Amenities

Stove: Thermador four burner & warming oven
Refrigerator: Sub Zero
Dishwasher: Bosch
Washer: Maytag
Dryer: Maytag
Tv Service: Cable
Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Easements

Driveway easement and others, see deed, ConCom Order of Conditions.

Other Comments

Separate well and four bedroom septic system.

Taxes and Fees

Assessment Year: 2012
Building Assessment: \$1,341,600
Land Assessment: \$1,553,600
Total Assessment: \$2,895,200
Estimated Taxes: \$10,273



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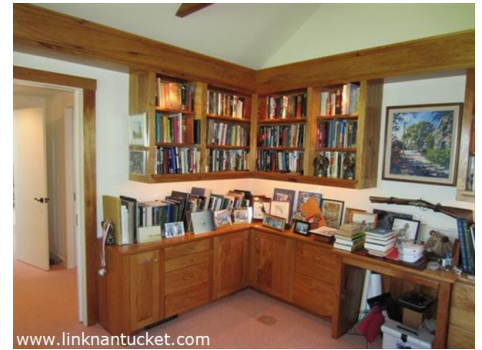
Condo Fees: \$0
Condo Fees Include:



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