



Price: \$2,500,000 Address: 4 Quince Street

Area: Town

Owner: Hamilton

Type: Single Family Status: Available
Map/Parcel: 4234/20 Lot #: *
Zoning: ROH/SOH Lot Size (SF): 3,485
Deed: book 243 Lot Size (A): 0.0800
Wtr Frontage: None GLA: 2,200
Water View: None Water: Town
Other View: Residential Sewer: Town
Year Built: 1773 Rooms: 8
Remodeled: 2008 Beds/Baths: 3/2.5
Furnished: Un-Furnished
Second Dwelling: None



LOCATION, LOCATION, LOCATION!! Absolutely charming antique home which has been lovingly maintained and beautifully appointed. "Interlude" dates back to 1773 and was originally built by Henry Clark and is a recognized Historic Home by the Preservation Trust. Gated entry into a magical stone courtyard surrounded by perennial borders of mature Hostas, exocitic Ferns, Ivy and climbing Hydrangea. This home offers timeless comfort and privacy in its many cozy nooks and lovely outdoor retreats. Off-street parking and 1-car garage add convenience and value on this quiet one-way lane. Selective rental history and 2014 lease in place.

Basement: Brick lined cistern providing access to the Weil-McLain burner and water heater.

1st Floor: Through the courtyard entry is the open kitchen and family room with loft above. Powder room and door to the back terrace and outdoor dining area. Formal dining room with dry bar and full laundry room behind this. Two formal side by side living rooms with fireplace lead to the front hall. The front room features a fireplace and is used as a parlor/library/office. Window treatments are Conrad hand-woven and custom window coverings.

2nd Floor: Light-filled Master bedroom with ensuite tile and marble bath and two closets. Hall access with seating nook leads to two bedrooms each with a fireplace and one full bathroom.

3rd Floor: Full attic provides additional storage to this antique gem.

Other Structures: One car garage with cathedral ceiling providing additional storage.

Building Information

First Floor Bedrooms: 0
Heating: Oil\FHW
Fireplaces: 4
Floors: Wood
Yard: Yes
Parking: Yes
Foundation: brick
Lead Paint: Unknown
Recreation and Outdoor Spaces: Deck, Garden, Patio

Appliances and Other Amenities

Stove: Amana Gas
Refrigerator: Whirlpool
Dishwasher: Asko
Washer: Maytag
Dryer: Maytag
Tv Service: Cable
Amenities: Alarm, Disposal, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
Building Assessment: \$691,000
Land Assessment: \$855,600
Total Assessment: \$1,546,600
Estimated Taxes: \$5,767

Condo Fees: \$0
Condo Fees Include:

Easements

Other Comments

Center Street to Gay Street and then one-way access on to Quince. Last house on the right. Sellers prefer a late October 2014 closing.



View from across the street



Courtyard



Perfect spot for morning coffee



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Alfresco Dining area



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Side Yard



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Garden lounging



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Perennial plantings



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Entry into family room



Mermaid on garage



Courtyard Patio



Kitchen



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family room



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family room



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Formal dining room



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Dining Room



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Dining Room



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Living Room



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Living Room



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2nd Living Area



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View of both living areas



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living area with fireplace



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living areas on first floor



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Front Parlor/Office



Master Bedroom



Master Bedroom



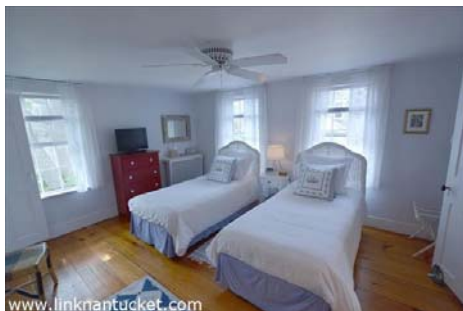
Master Bathroom



Master bathroom



Guest Bedroom



Guest Bedroom



Guest Bedroom



Guest Bathroom



Guest Bedroom 2



2nd floor hallway



2nd floor landing/office



Interlude Mermaid



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1st floor hall to front door



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Front stairway to 2nd floor