



Price: \$3,195,000 Address: 53 West Chester Street

Area: Town Owner: McEnchroe REIT, LLC

Type: Single Family Status: Available
 Map/Parcel: 41/614 Lot #: 1
 Zoning: R1/SR1 Lot Size (SF): 6,943
 Deed: Bk 1267/Pg 117 Lot Size (A): 0.1594
 Wtr Frontage: None GLA: 2,779
 Water View: None Water: Town
 Other View: None Sewer: Town
 Year Built: 2009 Rooms: 6
 Remodeled: Beds/Baths: 4/3.5
 Furnished: Un-Furnished
 Second Dwelling: None



Fabulous custom designed four bedroom, three and a half bath home, located moments from Town and a short distance to Steps Beach and The Westmoor Club. Thoughtfully designed with top of the line amenities including central air, Wolf, Subzero and KitchenAid appliances, Calcutta marble counter tops, tiled bathrooms, two laundry rooms and custom light fixtures. An indoor and outdoor fireplace allows this home to be enjoyed year round.

1st Floor: Enter a welcoming foyer that opens into a library/den on right. The foyer leads to a large, open and bright kitchen, dining and living area with antique oak flooring and Poplar ceiling and walls; a fireplace compliments this space. French doors lead out onto a screened porch that also has a fireplace and looks out onto a private yard. The spacious Master bedroom is located off the living room and has a generous closet as well as an ensuite bathroom with double vanities. The kitchen offers top of the line appliances including two dishwashers, Calcutta marble counter tops and custom cabinets. A powder room leads off the living area and a washer/dryer is located in a laundry closet with pocket doors just off the kitchen.

2nd Floor: There are three bedrooms on the second floor. One bedroom has a private bathroom and the other two bedrooms share a connected bathroom. A convenient second laundry room completes the second floor.

Other Structures: Attached storage for bikes, beach toys, etc

Building Information

First Floor Bedrooms: 1
 Heating: Gas\FHA
 Fireplaces: 1
 Floors: Antique Oak
 Yard: Yes
 Parking: Yes
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch

Appliances and Other Amenities

Stove: Wolf
 Refrigerator: Subzero
 Dishwasher: Yes
 Washer: 2
 Dryer: 2
 Tv Service: Cable
 Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2014
 Building Assessment: \$1,266,300
 Land Assessment: \$554,000
 Total Assessment: \$1,820,300
 Estimated Taxes: \$7,038

Condo Fees: \$0
 Condo Fees Include:

Easements

ConCom Order of Conditions

Other Comments

None



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Outdoor patio



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Living room



Dining area looking towards entrance



Master bathroom

