

Price: \$1,995,000	Address: 6 Delaney Road (portion of
	known as Lot B)

Area: Cliff Owner: Windy Pass I, LLC



Incredible opportunity to own a 5000+ sf home in very desirable Cliff area. Move in as is with utilities scheduled for completion with the sale or contract out renovation and finish the interior with plans and permits already in place. Original house has been moved to fit the new subdivision on the corner lot of Delaney and Dartmouth. The exterior has been completely renovated and professionally landscaped. Taxes TBD.

Basement: Unfinished, 10' high ceilings with radiant heat to be included in slab. Large window wells with full size windows that provide legal egress for future bedrooms if desired.

1st Floor: Open living/dining room with slider opening to brick patio, kitchen, bedroom, bedroom, full bath, covered front porch.

2nd Floor: Bedroom, office, bedroom, full bath with tub/shower and separate shower, bedroom, bedroom with half bath.

3rd Floor: Walk up attic, open floor plan with potential for finished recreational space, access to large roof walk.

Building Information	Appliances and Other Amenities
First Floor Bedrooms: 2 Heating: Gas\FHA Fireplaces: 1 Floors: Oak/Pine Yard: Small Parking: 2 - off street Foundation: Poured Lead Paint: Unknown Recreation and Outdoor None Spaces:	Stove: No Refrigerator: No Dishwasher: No Washer: No Dryer: No Tv Service: Cable Amenitites: None
Taxes and Fees	Easements
Assessment Year: 2014 Building Assessment: \$0 Land Assessment: \$0 Total Assessment: \$0 Estimated Taxes: \$0	None known. <u>Other Comments</u> None
Condo Fees: \$0 Condo Fees Include:	



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