



**Price: \$1,395,000 Address: 9 Washington Avenue**

**Area: Madaket**

**Owner: Gershman**

Type: Single Family      Status: Available  
 Map/Parcel: 6021/40      Lot #: 128A and 128B  
 Zoning: V-R      Lot Size (SF): 8,015  
 Deed: C23927      Lot Size (A): 0.1840  
 Wtr Frontage: None      GLA: 1,377  
 Water View: Distant Harbor      Water: Well  
 Other View: Distant Ocean      Sewer: Septic  
 Year Built: 1940      Rooms: 8  
 Remodeled: 2000      Beds/Baths: 3/1.5  
 Furnished: Partially Furnished  
 Second Dwelling: Potential



The ocean beckons from this charming 3 bedroom beach house with separate two story studio situated on a very private corner lot (Washington/D Street) with lush lawns in the heart of Old Madaket. Incredible mature privet hedges surround this magical oasis that boasts second floor views of both Madaket Harbor and the ocean. Moments to boating, swimming, Millie's Restaurant and Market, and the best sunsets in the world! Recent improvements include irrigation, sod, mudroom/laundry room, painting, and more! Expansion potential. 4 bedroom septic system.

*Basement:* None.

*1st Floor:* Living room with Rennai gas wall heater, dining room, kitchen with door to large back deck for dining and grilling, newly renovated mudroom/laundry room with cubbies, closets, and beadboard detailing and French door out to side deck and outdoor shower. Master bedroom and full bath with clawfoot tub/shower surround, tiled floor, and beadboard detailing. In rear of house is a built-in shed for storage.

*2nd Floor:* Painted stairs lead to two bedrooms. One bedroom has built-in captain's beds.

*Other Structures:* Adorable open studded, newly painted white, two story studio with a covered front porch, first floor living room, tiled half bathroom with door to outdoor shower, and stairs leading to a second floor with cathedral ceiling with views of Harbor and Ocean.

Building Information

*First Floor Bedrooms:* 1  
*Heating:* Other  
*Fireplaces:* None  
*Floors:* Painted Wood and Tile  
*Yard:* Large and Hedged In  
*Parking:* Yes  
*Foundation:* Partial  
*Lead Paint:* Unknown  
*Recreation and Outdoor Spaces:* Deck, Garden, Porch

Appliances and Other Amenities

*Stove:* Viking-4 Burner  
*Refrigerator:* Stainless Amana  
*Dishwasher:* Miele  
*Washer:* Yes  
*Dryer:* Yes  
*Tv Service:* Cable  
*Amenities:* Irrigation, Outdoor Shower

Taxes and Fees

*Assessment Year:* 2014  
*Building Assessment:* \$506,500  
*Land Assessment:* \$352,400  
*Total Assessment:* \$858,900  
*Estimated Taxes:* \$3,315

Easements

None Known

Other Comments

None

*Condo Fees:* \$0  
*Condo Fees Include:*









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