



Quidnet - 15 Quidnet Road

ID: 79296 Owner: Atkinson Irrevocable Family Insurance Trust

\$ 3,950,000

Available



Property Type: Single Family

Lot Size: 3.23 acres

Total Rooms: 14

Total GLA: 6,222 sq. feet

Total Beds: 7

Year Built: 1999

Total Baths: 6 full, 1 half

Water / Sewer: Well / Septic

Frontage: None

2015 Assess: \$ 3,242,200

Water Views: None

Land Assess: \$ 1,215,200

Sec. Dwelling: Existing

Build Assess: \$ 2,027,000

Zoning: LUG3

Est. Taxes: \$ 12,473

SPECTACULAR QUIDNET ESTATE A fabulous private 3.23 acre family compound "First Sunrise." The primary residence is a strikingly handsome home with all the modern amenities one could want. 5 bedrooms, 5.5 baths, a gourmet kitchen, and several attractive living rooms. Covered porches and patios extend the living room out to the lovely gardens and lush lawns that surround the property. Koi pond, Har-Tru tennis court, 2 one car garages and a hot tub round out the package.

Primary Dwelling: Total Rooms: 14 Bedrooms: 5 Bathrooms: 5 full, 1 half GLA: 6,222 sq. feet

Secondary Dwelling: Total Rooms: 0 Bedrooms: 2 Bathrooms: 1 GLA:

Description: Two bedroom, one bath cottage with central A/C

First Floor: Entry leads to large living room, open dining room and kitchen with six burner Viking stove and double ovens. Two en suite bedrooms-one Twins, one Queen each with access to a small deck

Second Floor: Large open family room with sweeping deck offering wonderful view of extensive gardens. Master suite to the left and Guest suite to the right

Basement: Beautiful finished basement has one bedroom with full bathroom, adjacent entertainment area with wet bar, pool table and large screen TV.

Other Struct: Potting shed. Hot tub, Two single car garages and tennis court.

Building Information

Furnished:	Un-Furnished	Foundation:	Poured	Stove:	Viking
First Floor Beds:	2	Yard:	Large	Refrigerator:	SubZero
Fireplaces:	3	Parking:	Yes	Dishwasher:	Miele
Floors:	Chestnut-barnwood	Lead Paint:	No	Washer/Dryer:	3 / 3
Heat:	Gas\FHA	Other Structures:	Garage, Accessory Apt.	TV Service:	Cable

Outdoor/Recreation: Deck, Garden, Patio, Porch, Private Tennis Court, Hot Tub



Features: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Parcel/Property Information

Map: 21 **Parcel:** 117/6 **Plan:** 55-S **Deed Ref:** 0626/123 **Lot:** 4 **Other Views:** None

Easements: Agricultural Easement bk 560 pg 328-
see Docs





ATLANTIC EAST
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