



Polpis - 189 Polpis Road
ID: 77813 Owner: Mystic Nominee Trust

\$ 3,500,000
Available



Property Type: Single Family	Lot Size: 3.08 acres
Total Rooms: 10	Total GLA: sq. feet
Total Beds: 5	Year Built: 1997
Total Baths: 3 full, 2 half	Water / Sewer: Well / Septic
Frontage: None	2014 Assess: \$ 3,763,200
Water Views: Distant Harbor	Land Assess: \$ 1,478,100
Sec. Dwelling: None	Build Assess: \$ 2,285,100
Zoning: LUG3	Est. Taxes: \$ 14,562.84

This private three acre Polpis compound has amazing pastoral and second floor harbor views. The property offers five bedrooms and three full baths. The great room in the main house leads to a screened-in porch that is spacious enough for both dining and relaxing. The barn has great storage along with its first and second floor finished studio space with a full bath and kitchenette. The property also features a new, unique and colorful artist studio which has a half bath.

First Floor: The great room has exposed hand honed beams and classic white v-groove wainscoting. The cobblestone fireplace is the focus of the room. The Chef's kitchen boasts modern appliances and soapstone counters. The laundry room features marble counters and extra cabinets for storage. Three bedrooms share the one and a half baths.

Second Floor: The master bedroom has a full tiled bath and window seats that have pastoral views along with a balcony that has great harbor and pond views. The second bedroom is an extra-large space, perfect for children with a sitting area and pergola viewing. There is also a half bath.

Basement: Partial basement with utilities and plenty of room for storage.

Building Information

Furnished: Un-Furnished	Foundation: Poured	Stove: Thermador
First Floor Beds: 3	Yard: Yes	Refrigerator: Subzero
Fireplaces: One	Parking: Yes	Dishwasher: Kitchen Aid
Floors: Heart Pine and Tile	Lead Paint: No	Washer/Dryer: Yes / Yes
Heat: Gas\FHA	Other Structures: Garage	TV Service: Cable

Outdoor/Recreation: Deck, Garden, Patio

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

Parcel/Property Information

Map: 45 **Parcel:** 5.2 **Plan:** 9-A **Deed Ref:** 521 261 **Lot:** 2 **Other Views:** Pastoral

Easements:



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