



Polpis - 222 Polpis Road
ID: 80085 Owner: Garnick and Kates - Garnick

\$ 2,795,000
Available



Property Type: Single Family	Lot Size: 1.85 acres
Total Rooms: 9	Total GLA: 3,161 sq. feet
Total Beds: 6	Year Built: 1988
Total Baths: 6	Water / Sewer: Well / Septic
Frontage: None	2015 Assess: \$ 3,128,200
Water Views: Distant Harbor	Land Assess: \$ 1,435,900
Sec. Dwelling: None	Build Assess: \$ 1,692,300
Zoning: LUG3	Est. Taxes:

One of the many highlights of this meticulously maintained six-bedroom home is access to a private floating dock and two moorings in picturesque and secluded West Polpis Harbor. The roomy home on close to 2 acres has cathedral ceilings, en-suite bedrooms, a cozy den with full bathroom, and a spacious gathering kitchen that spills over into the living room with wood-burning fireplace and four sets of sliding doors that lead out to a covered porch. Many rooms open directly onto decks and covered porches to enjoy the gardens and private wooded scenery. A wonderful second floor master bedroom suite has two sets of sliding doors leading to a deck, and a second spacious room on this floor can be used as a sitting area, office or additional bedroom. The property is complete with a lower level two-car garage with exercise room and wood shop, irrigated garden, and alarm and music systems.

First Floor: A quintessential shell driveway from Polpis Road leads to a private enclave of five properties with access to secluded West Polpis Harbor via a shaded footpath. Enter the home through one of several doors. A side entrance leads to a convenient mud room with a stacked washer and dryer and storage. Enter into the well appointed, eat-in kitchen with center island, viking six-burner stove, and Sub-zero refrigerator and built-in dining table with seating for eight. This room has cathedral ceilings and a skylight. The adjacent living room has a wood-burning fireplace and four sets of sliding doors that lead to a covered porch which has screens that can be used to create an enclosure. Off the living room is a large en-suite bedroom with built-in twins beds and a full bathroom and a door leading outside to a deck and a private and secluded yard. Also off the living room is a cozy den with cathedral ceiling which has a full bathroom and could also be used as a bedroom. On the other side of the house you will find two additional bedrooms; one is en-suite with cathedral ceilings and another en-suite has twin beds. A circular shell driveway has ample room for parking and off-season storage of boats.

Second Floor: Stairs from the living room lead to a second floor landing with closets and a built-in reading nook. A wonderful second floor master bedroom suite has two sets of sliding doors leading to a deck. A second spacious room on this floor can be used as a sitting area, office or additional bedroom.

Basement: A lower-level two-car garage with exercise room, wood shop and additional washer and dryer.

Building Information

Furnished:	Un-Furnished	Foundation:	Full basement	Stove:	6-burner Viking
First Floor Beds:	4	Yard:	Yes	Refrigerator:	Yes
Fireplaces:	1	Parking:	Yes	Dishwasher:	Yes
Floors:	Pine	Lead Paint:	No	Washer/Dryer:	Yes / Yes
Heat:	Gas\FHA	Other Structures:	Garage	TV Service:	Cable



Outdoor/Recreation: Deck, Garden, Porch

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

Parcel/Property Information

Map: 26 **Parcel:** 22.2 **Plan:** 11647-M **Deed Ref:** CT 14,104 **Lot:** 25 **Other Views:** Woods

Easements: See deed.





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