

Cliff - 5 Kite Hill Lane
ID: 77364 Owner: Boszhardt

\$ 4,250,000
Available



Property Type: Single Family

Lot Size: 0.31 acres

Total Rooms: 10

Total GLA: 3,971 sq. feet

Total Beds: 5

Year Built (ren.): 1992 (2002)

Total Baths: 4 full, 1 half

Water / Sewer: Town / Town

Frontage: None

2012 Assess: \$ 2,945,700

Water Views: Harbor

Land Assess: \$ 1,275,100

Sec. Dwelling: None

Build Assess: \$ 1,670,600

Zoning: ROH/SOH

Est. Taxes: \$ 10,660

Town living with the utmost private location. This absolutely charming and meticulously crafted home situated on a quiet shelled lane just off Cliff Road features four amazing floors of living. It is perched high on a hill with lovely views of Town, the church steeples and even harbor views from the third floor and roof walk. Highlights include a gorgeous "great room" with antique beams and floors, a gourmet kitchen that opens to a private yard with gardens, a fabulous third floor "guest suite" and a finished lower level. Other special features include decorative painting by Tina Law and an incredible use of architectural details throughout. Beautifully landscaped and surrounded by privet hedge, stone walls and hydrangeas, this home is a true masterpiece.

First Floor: Covered porch with bead board ceiling leads into front hall with diamond patterned stained floor; custom "mudroom" with numerous built-in cubbies, shelves, bench and coat hooks; "great room" comprised of gourmet "Tuscan" kitchen with island, granite counters and custom cabinetry and dining area overlooking patio and living area with antique oak beams, Rumford fireplace with antique carved mantel and custom built-ins. handcrafted double doors to yard and patio; dry bar area with glass-fronted cabinets; office with shelves; library/den with 2nd Rumford fireplace, built-in bookshelves and entertainment center; powder room with decorative painted floor and French door to outdoor shower; bedroom with cathedral ceilings, painted floor and French doors to small deck.

Second Floor: Master Bedroom suite with antique pine floors, built-in over-sized tiger maple window seat with drawers, decorative painted walls, custom built-in bureau and TV cabinet, and French doors to private balcony overlooking gardens and yard. Master bathroom with beautifully tiled over-sized shower with frameless glass door, custom vanity with limestone counter and wide bead board detailing. Walk-in closet with window and steps down into separate sitting room/office or nursery. Hall bathroom with clawfoot tub and separate shower. Two good-sized bedrooms. Laundry room with pine counter and shelves.

Third Floor: Charming guest suite with antique pine floors and wide bead-board detailing. Sitting room with two closets; bedroom with antique beams and numerous custom built-ins: bookshelves, cabinets and drawers; full bath with custom sink vanity, tiled shower with frameless glass door and separate Waterworks soaking tub surrounded by windows. Ship ladder to large roofwalk and HARBOR VIEWS.

Basement: Curved oak stairs with wrought-iron railing "antiqued" by Tina Law. Antique reclaimed French roof tiles from Paris. Cozy family room/media room with exercise area flooded with light with wall to wall carpeting, antique beam and custom windows with antique wood detailing and window sills. Full bath with heart pine custom vanity, tiled floor, shower with handcrafted antique wood wainscoting and wallpaper. Storage Room with shelves. Mechanical room. Radiant heat.



Other Struct: Shed (to be moved from setback).

Building Information

Furnished:	Un-Furnished	Foundation:	Poured	Stove:	Wolf 6 Burner
First Floor Beds:	0	Yard:	Yes	Refrigerator:	SubZero
Fireplaces:	Two	Parking:	Yes	Dishwasher:	Miele
Floors:	Antique Pine and Oak	Lead Paint:	No	Washer/Dryer:	Miele / Miele
Heat:	Oil\FHW	Other Structures:	None	TV Service:	Cable
Outdoor/Recreation:	None				
Features:	None				

Parcel/Property Information

Map: 4244 **Parcel:** 65 **Plan:** 15206C **Deed Ref:** C19095 **Lot:** D **Other Views:** Town

Easements: Driveway easement as shown on LC 15206C





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Kitchen



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Additional living room



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Bedroom w/ balcony 2nd floor



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Kitchen



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Living room



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Living room



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Dining room



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1st Floor bedroom



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Office 1st floor



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Coat closet / mud room



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Stairs to 2nd floor



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Bedroom 2nd floor



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Bedroom 2nd floor



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Bath 2nd floor



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Stairs to 3rd floor



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Bedroom 3rd floor



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Bedroom 3rd floor



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Bath 3rd floor



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Bath 3rd floor



Fished room in lower level



Staircase to basement