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\$ 999,000 Available

## Fishers Landing - 6 Creek Lane

ID: 79307 Owner: Brown



Property Type: Single Family Lot Size: 0.51 acres

**Total Rooms:** 5 **Total GLA**: 1,404 sq. feet

Total Beds: 3 Year Built: 1995

Total Baths: 2 Water / Sewer: Town / Septic

**Frontage**: None **2015 Assess**: \$ 740,700

Water Views: None Land Assess: \$478,100

Sec. Dwelling: Potential Build Assess: \$ 262,600

Zoning: LUG2 Est. Taxes: \$ 2,857

Light filled three bedroom, two bathroom, Shingle style home located on a beautiful lot in Fishers Landing adjacent to green space with walking trails. Flexible floor plan; sunny deck with beautiful sunset views. Tranquil setting just 4 miles from town with easy access to Eel Point and Madaket Beaches. Enjoy the amenities of Fishers Landing Association including tennis courts & boat storage. Not far from water access at Warren's Landing.

**First Floor:** Beautifully constructed by Dick Cumbie in 1995. Welcoming porch entry to living room with fireplace and custom

wood paneling; wide entry to den or or first floor bedroom which has direct access to hall bath with tiled shower. Kitchen with breakfast bar is open to the dining area with a sliding glass door opening to the deck and back yard.

Second Floor: Two bedrooms with windows on three sides and a shared bath with a tub & shower.

Basement: Two large storage rooms plus Laundry Area, Furnace, HW heater & Circuit Breaker panel.

Other Struct: Shed

## **Building Information**

Furnished: Un-Furnished Foundation: Full Basement Stove: Gas

First Floor Beds: 1 Yard: Large Yard Refrigerator: GE Profile

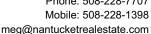
Fireplaces: Yes Parking: Ample Dishwasher: Yes

Floors: Wood, Tile & Carpet Lead Paint: Unknown Washer/Dryer: Yes / Yes

Heat: Gas\FHW Other Structures: None TV Service: Cable

Outdoor/Recreation: Deck, Porch, Community Tennis Court

Features: Insulation, Outdoor Shower





## **Parcel/Property Information**

Map: 39 Parcel: 95 Plan: 15400B Deed Ref: 17036 Lot: 75 Other Views: Pastoral

**Easements:** Wooded lot on Creek Lane in Fisher's Landing which will give the buyers access to tennis courts, basketball court, green space, walking paths and boat storage. Fisher's Landing abuts conservation land and property owners have access to Linda Loring Conservation Land with a footpath to 40th pole. The allowable ground cover is 50% providing potential for larger home and or guest house. The lot is serviced by town water and private 4 bedroom septic. Fisher's Landing Deed Restrictions including agricultural easement on rear portion of lot.









Living Room







Living Room



Shed



Kitchen Dining Area







Deck



Entry



**Enclosed Outdoor Shower** 

1st Floor Bedroom or Den/Office







Center Stairwell



2nd Floor Bedroom (#2)



2nd Floor Bath

2nd Floor Bath





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Second Floor Bedroom (#3)



Second Floor Bedroom (#3)



Laundry

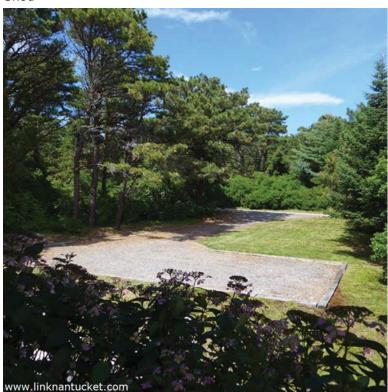
**Basement Storage** 

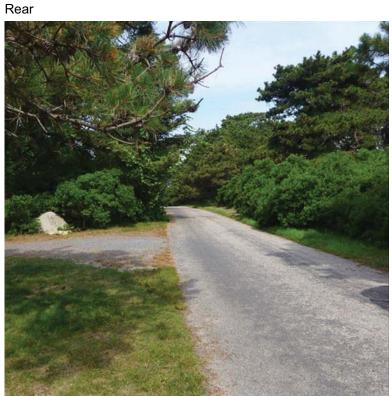






Shed





Creek Lane







**Tennis Courts** 



Warrens Landing

