

8 Mooers Avenue

\$3,495,000



Cliff



Pepper Frazier
REAL ESTATE





\$3,495,000

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Type: Single Family
Rooms: 8
Bed./Baths: 4/3
Wtr Frontage: None

Water View: None
Other View: Residential
Year Built: 1850
Remodeled: 2011

Furnished: Un-Furnished
2nd Dwelling: None
Zoning: R1/SR1
Lot Size (SF): 0.1200

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Plan: N/A
Water: Town
Sewer: Town

Located in the prestigious Lincoln Circle area on a beautifully landscaped and private quarter acre. ROSECLIFF is a completely and meticulously renovated antique home dating back to 1850. The charm of the original house blends beautifully with the function of the new modern amenities. Four bedrooms, 3.5 baths, living room, office/den. Large gourmet kitchen and dining area, open to two great outdoor living spaces.

First Floor: Large gracious foyer open to expansive gourmet kitchen/dining area with cathedral ceilings. French doors lead out to large mahogany deck and professionally landscaped yard. Spacious living room with fireplace. Office/den and half bath. First floor bedroom with bath. Laundry room/mud room.

Second Floor: Master bedroom with ensuite bath. Two bedrooms and one full bath.

Basement: Crawl Space

Parking: 2 cars

Appliances and Other Amenities:

First Floor Bedrooms: 1
 Heating: Other
 Fireplaces: One
 Floors: Antique Pine
 Yard: Yes
 Parking: 2 cars
 Foundation: CB
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch
 Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: 1,099,600
 Land Assessment: 1,662,400
 Total Assessment: 2,762,000

This information contained herein is believed to be reliable but is not guaranteed.

