

*8 Mooers Avenue*

\$3,495,000



Cliff



**Pepper Frazier**  
REAL ESTATE





**\$3,495,000**

**8 Mooers Avenue**

**Cliff**

**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

**Lot Size (A):** 0.1200  
**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.*

