



*26 Washington*

\$5,895,000

Town

 **Pepper Frazier**  
REAL ESTATE





**\$5,895,000**

**26 Washington Street**

**Town**

**Type:** Single Family  
**Rooms:** 7  
**Bed./Baths:** 4/4  
**Wtr Frontage:** Harborfront

**Water View:** Harbor  
**Other View:** Town  
**Year Built:** 1950  
**Remodeled:** N/A

**Furnished:** Un-Furnished  
**2nd Dwelling:** None  
**Zoning:** RC  
**Lot Size (SF):** 8276.00

**Lot Size (A):** 0.1900  
**Plan:** N/A  
**Water:** Town  
**Sewer:** Town

Waterfront retreat just steps to the boat basin! The "Blue Mermaid" features a private beach, stunning views of the Harbor, majestic sunrises and sits just two blocks from Main Street and Straight Wharf. This two-story waterfront home offers the perfect mix of private residence and commercial space. The residence features four bedrooms, three full baths, two living areas, two private outdoor decks, a gourmet kitchen, dining area, widows walk, outdoor shower, and central A/C on the main living floor. The 600 sq ft commercial space features a kitchenette area, full bath and large unit that can be divided into two separate spaces, each with it's own entrance. Large brick parking area with space for 8 cars. Enjoy harbor front breezes and captivating views from this special property with incredible expansion possibilities!

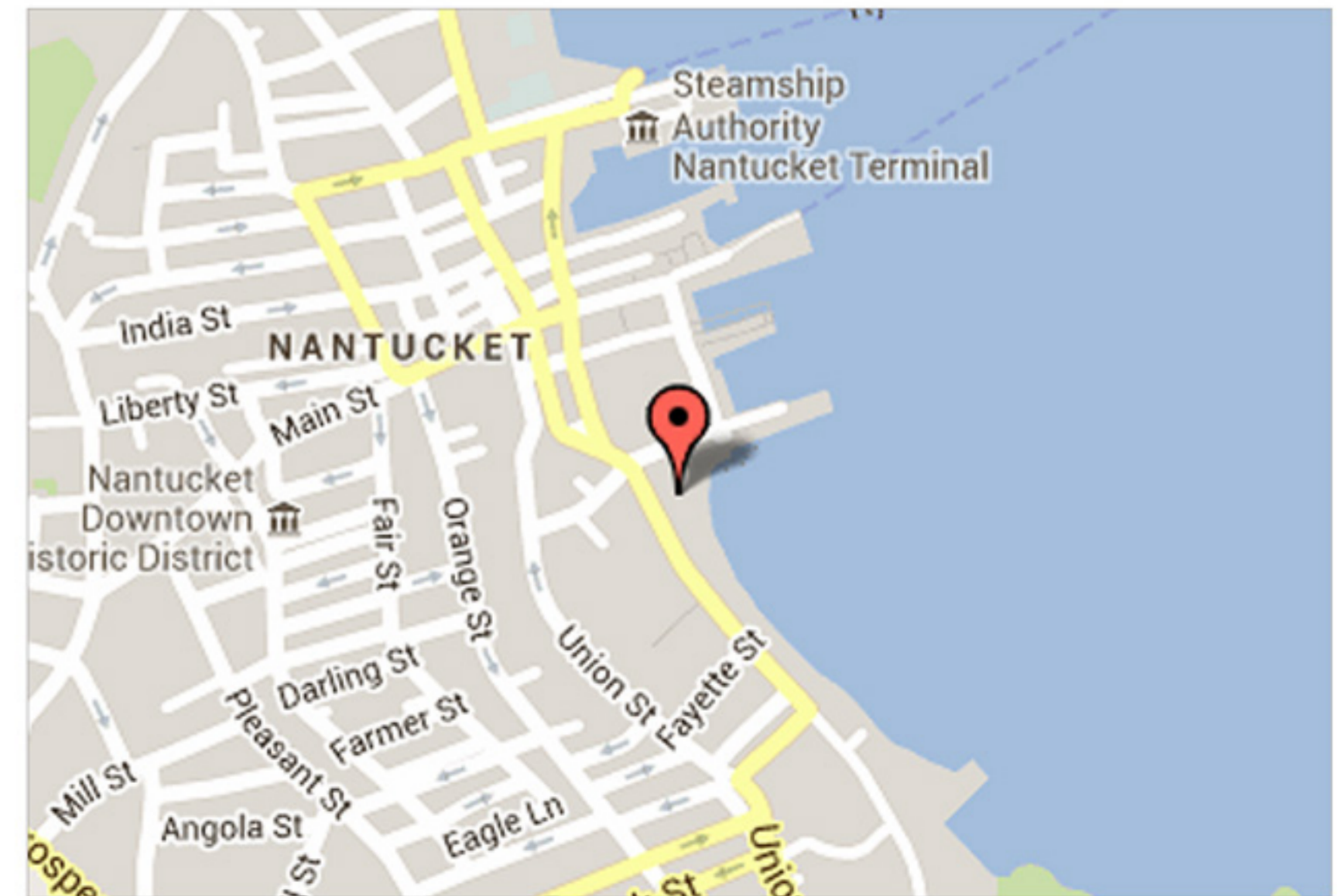
**First Floor:** Open entryway leads into a large family room with french doors out to a covered deck, an outdoor shower and steps down to the brick pathway which walks to the beach. The hallway leads to a harbor side bedroom with double closets, an additional bedroom and full hall bath. The first floor commercial space features three exterior entrances (two off the front porch and one handicap accessible side entrance) and one interior entrance off the kitchenette area. Use the commercial space as one big area or two smaller units with a full bath. First floor A/C window units.

**Appliances and Other Amenities:**

First Floor Bedrooms: 2  
Heating: GasFHW  
Fireplaces: N/A  
Floors: wood  
Yard: Beach  
Parking: yes - 8 spaces  
Foundation: N/A  
Lead Paint: Unknown  
Recreation and Outdoor Spaces: Deck, Porch  
Amenities: 0, 0

**Taxes and Fees**

Assessment Year: 2011  
Building Assessment: 568,200  
Land Assessment: 1,683,700  
Total Assessment: 2,251,900



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