



26 Washington

Town - Waterfront \$4,999,000

 **Pepper Frazier**
REAL ESTATE





\$4,999,000

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!

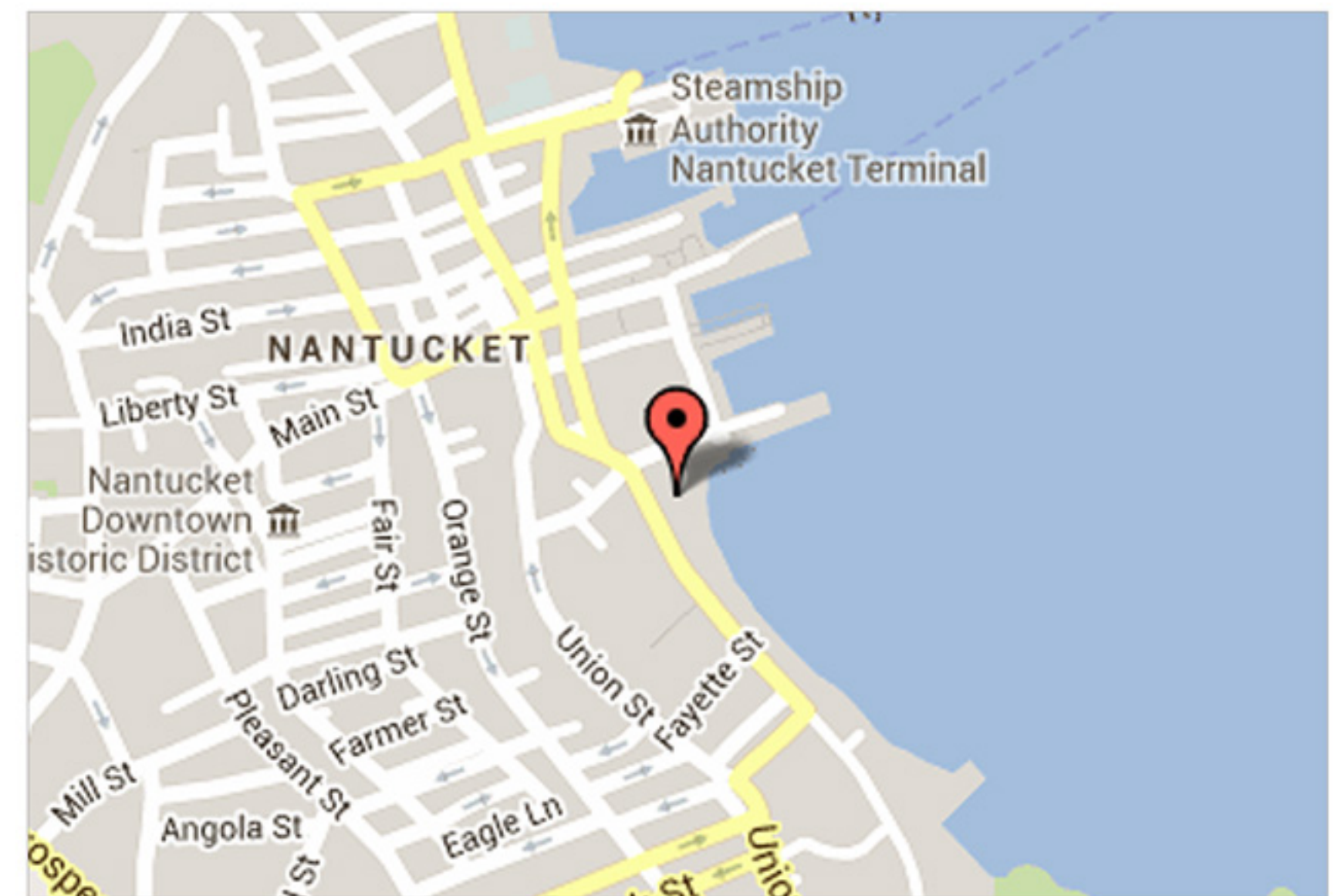
First Floor: Open entryway leads into a large family room with french doors out to a covered deck, an outdoor shower and steps down to the brick pathway which walks to the beach. The hallway leads to a harbor side bedroom with double closets, an additional bedroom and full hall bath. The first floor 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. Property has 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: 2012
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.