



Monomoy
\$3,750,000

 **Pepper Frazier**
REAL ESTATE





\$3,750,000

46 Brewster Road

Monomoy

Type: Single Family
Rooms: 7
Bed./Baths: 5 / 5
Wtr Frontage: None

Water View: None
Other View: None
Year Built: 1983
Remodeled: N/A

Furnished: Un-Furnished
2nd Dwelling: Existing
Zoning: LUG1
Lot Size (SF): N/A

Lot Size (A): 1.1
Plan: N/A
Water: Well
Sewer: Septic

Sought after Shimmo location featuring a four bedroom main house, one bedroom cottage and private pool all set on a lovely manicured one acre+ lot. The property also enjoys a deeded mooring down the road in Monomoy harbor. Move in ready for your Buyer's immediate enjoyment!

First Floor: Enter into an open foyer/sitting area with two bedrooms and en-suite full baths to the right and laundry room and bedroom with full en-suite bath to the left. Continue down the hall to the outside deck and private pool area or take the stairs to the second level.

Second Floor: Open second floor plan with grand cathedral ceilings, half bath and ships ladder to loft area and widows walk. Open living room with fireplace, dining area and kitchen with large white granite island/breakfast bar, white cabinets and high end stainless steel appliances.

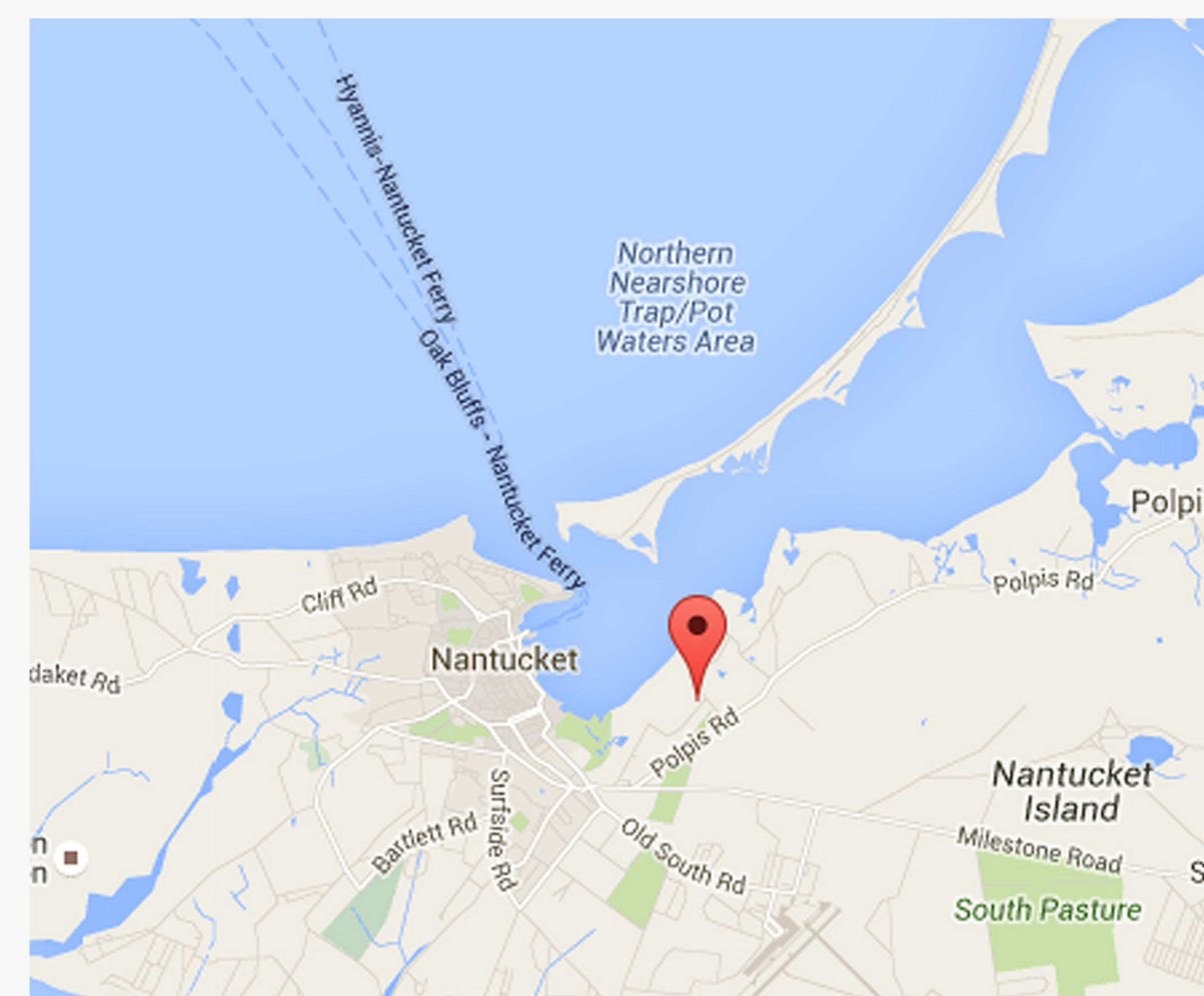
Third Floor: Loft, ladder to widows walk.

Appliances and Other Amenities:

First Floor Bedrooms: 3
 Heating: GasFHA
 Fireplaces: Yes
 Floors: wood
 Yard: Yes
 Parking: Yes
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor Spaces: Deck, Porch, Private Pool, Garden, Patio
 Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
 Building Assessment: 904,200
 Land Assessment: 1,365,200
 Total Assessment: 2,269,400



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



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