



46 Brewster Road

Monomoy

 **Pepper Frazier**
REAL ESTATE





\$3,750,000

46 Brewster Road

Monomoy

Type: Single Family
Rooms: 7
Bed./Baths: 5 / 5 & 1 half
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

This private property with a 4-bedroom, 4.5-bathroom Main House and 1-bedroom, 1-bathroom Guest House could be your instant vacation getaway, while being only a few miles from town! Conveniently located first floor bedrooms, in addition to the open floor plan with well-appointed kitchen on the second level, make this custom-built home very functional. The beautifully landscaped yard with a private salt water pool, outdoor shower, seating area and ample parking are the perfect combination for entertaining guests or just simply enjoying a sunny summer day! This home also has a deeded mooring in Monomoy Harbor down the street.

First Floor: Front entrance hallway transitions into a lounge area with comfortable chairs. There are three en-suite first floor bedrooms with built-in closets for extra storage space. There is also a functional laundry room with a washer and dryer.

Second Floor: Gracious foyer leads to the second level where the open floor plan encompasses an informal seating area with a fireplace and flatscreen TV. The bright and modern eat-in kitchen continues into a formal dining area with a ladder to a loft.

Third Floor: Loft, ladder to widows walk.

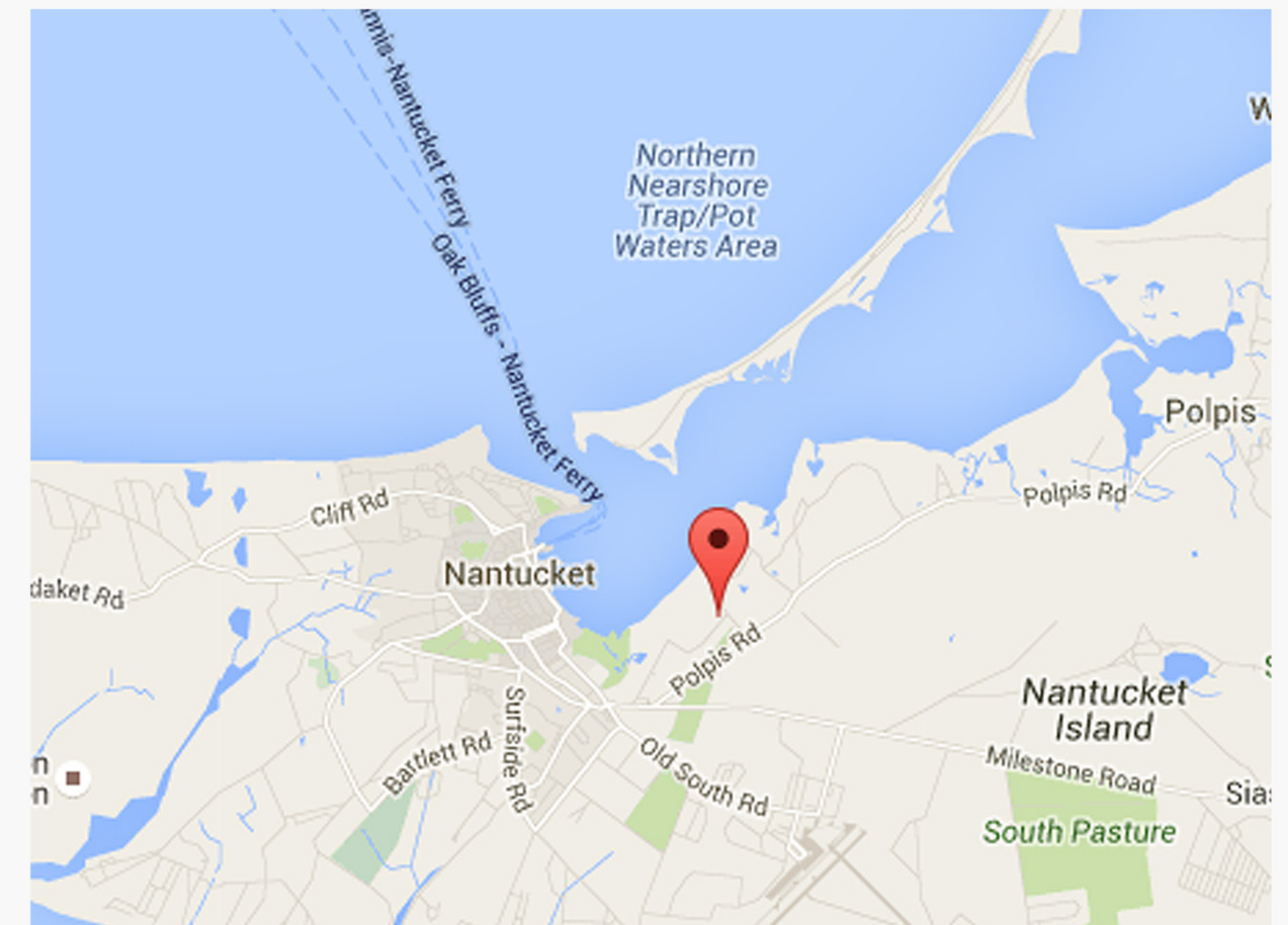
Basement: Crawl space.

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.