



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.

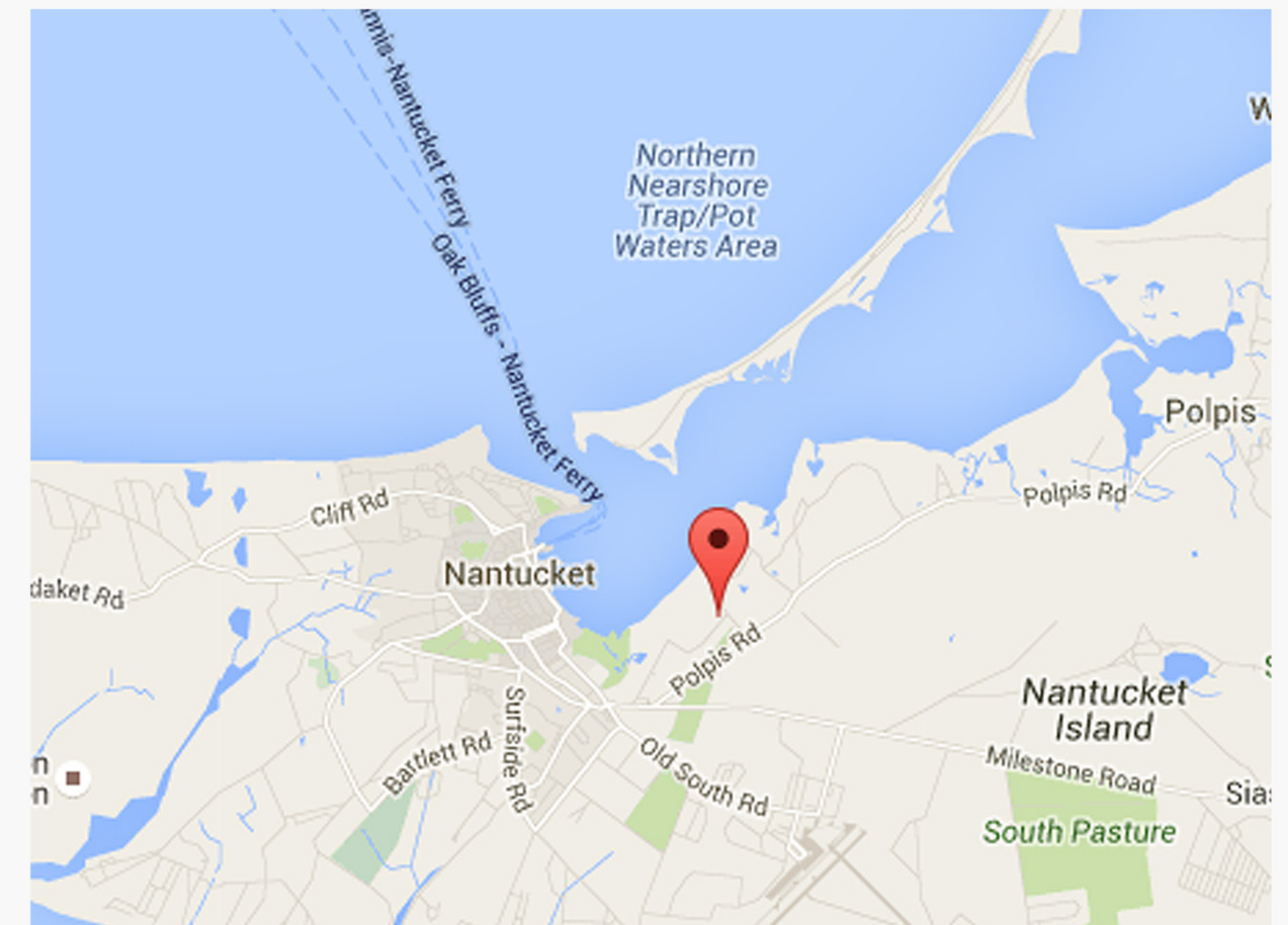
**Basement:** Crawl space.

**Appliances and Other Amenities:**

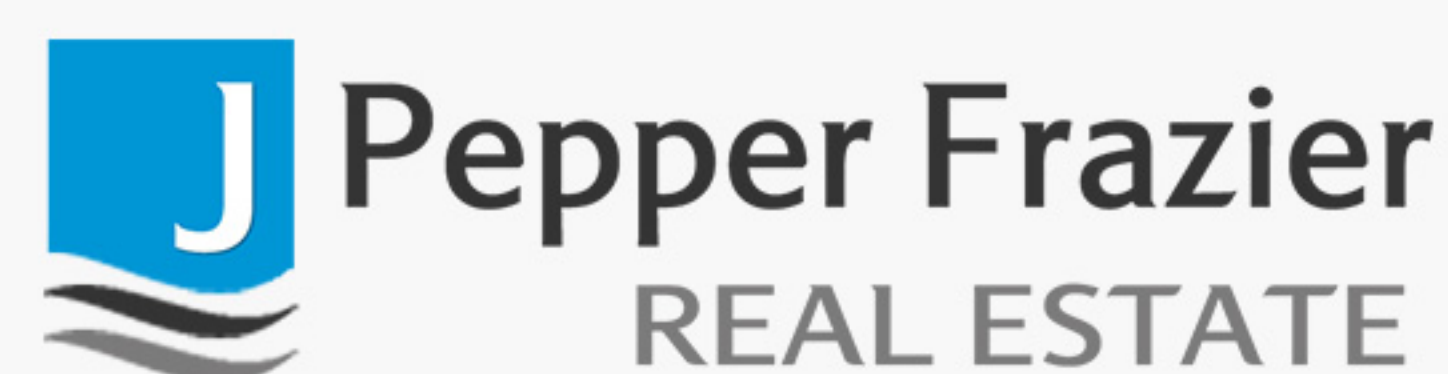
- First Floor Bedrooms: 3
- Heating: GasFHA
- Fireplaces: Yes
- Floors: wood
- Yard: Yes
- Parking: Yes
- Foundation: Block
- Lead Paint: Unknown
- Recreation and Outdoor Spaces: Deck, Porch, Private Pool, Garden, Patio
- Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

**Taxes and Fees**

- Assessment Year: 2015
- 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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