



91 Low Beach Road

Sconset

 **Pepper Frazier**  
REAL ESTATE





**\$9,995,000**

# 91 Low Beach Road

**Sconset**

**Type:** Single Family  
**Rooms:** 13  
**Bed./Baths:** 7 / 7  
**Wtr Frontage:** None

**Water View:** Ocean  
**Other View:** Pastoral  
**Year Built:** 2012  
**Remodeled:** N/A

**Furnished:** Un-Furnished  
**2nd Dwelling:** Existing  
**Zoning:** LUG3  
**Lot Size (SF):** 156816.00

**Lot Size (A):** 3.6000  
**Plan:** N/A  
**Water:** Well  
**Sewer:** Septic

This 'Sconset estate is an exquisite oceanfront home that boasts bright open living spaces, maple wood floors, custom millwork and coffered ceilings throughout. Grandeur is the sense instilled from the first step into the impressive entrance hall. There is extensive paneling, two staircases, and masterful attention to detail which extends throughout the entire property. The main home has an open, expansive floor plan with thoughtful design, elegant dining, 5 ensuite bedrooms, and a multitude of comfortable gathering spaces and balconies. There is a well appointed central kitchen that overlooks the slate field stone patio which surrounds the pool and exterior living spaces.

**First Floor:** Impressive entrance hall with its extensive paneling and open staircase. Large sun drenched formal dining room surrounded by windows that is ideal for grand entertaining, and has a nearby butlers pantry for ease of service and stemware. There is a well appointed central kitchen with Azul Macaubas granite counters that affords views to the adjacent formal living room and music room beyond.

**Second Floor:** There is a second floor library overlooking the pool and grounds which provides yet another space for family gatherings or just a comfortable place to curl up with a wonderful book. The elegant master suite offers sweeping views of the Atlantic sunrise with an outside deck for sipping coffee on quiet mornings.

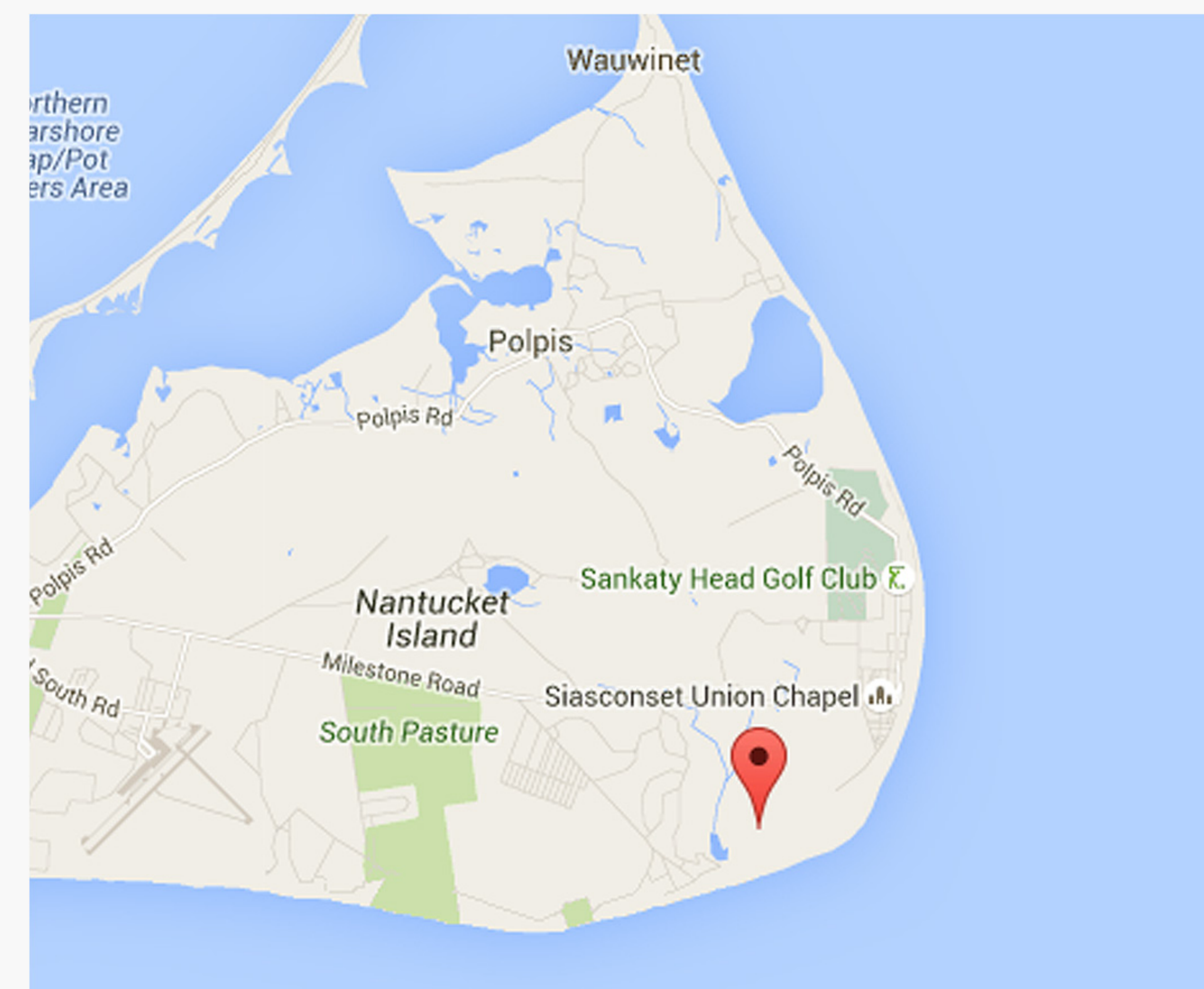
**Basement:** Full unfinished

**Appliances and Other Amenities:**

- First Floor Bedrooms: 1
- Heating: GasFHA
- Fireplaces: No
- Floors: Wood & Tile
- Yard: Large
- Parking: Ample
- Foundation: Poured
- Lead Paint: No
- Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch, Private Pool, Private Tennis Court, Hot Tub
- Amenities: Alarm, Central A/C, Insulation, Outdoor Shower

**Taxes and Fees**

- Assessment Year: 2011
- Building Assessment: 6,277,900
- Land Assessment: 1,863,800
- Total Assessment: 8,141,700



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



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