



**Cliff**  
**\$5,250,000**

 **Pepper Frazier**  
REAL ESTATE





**\$5,250,000**

## 92 Cliff Road

**Cliff**

**Type:** Single Family  
**Rooms:** 15  
**Bed./Baths:** 6 / 6  
**Wtr Frontage:** None

**Water View:** None  
**Other View:** Pastoral  
**Year Built:** 2004  
**Remodeled:** N/A

**Furnished:** Un-Furnished  
**2nd Dwelling:** Potential  
**Zoning:** R-20  
**Lot Size (SF):** 36590.00

**Lot Size (A):** 0.8400  
**Plan:** N/A  
**Water:** Town  
**Sewer:** Septic

Stunning Cliff compound beautifully sited on an over sized lot abutting green space. The custom built house and cottage feature open floor plan, high-end kitchen and baths, spacious bedrooms, state-of-the-art AV system, home theater, gym, steam room and gorgeous trim details throughout. The interior seamlessly flows to the many outdoor areas including bluestone patio with gunite pool, outdoor kitchen and regulation size Bocce court. Enjoy breezes and pastoral views from this one-of-a-kind property.

**First Floor:** Enter through covered porch to a gracious foyer that leads into the large living room with cathedral ceiling, fireplace, custom cabinetry and oversized doors leading to pool area. Dining room is separated by half wall and has windows on both sides to enjoy the bucolic view. Gourmet kitchen with island, bar seating, breakfast nook and pantry. Off the kitchen is the mudroom with laundry. On the other side of living room is large office overlooking pool and green space.

**Second Floor:** Custom staircase leads you to sitting area overlooking the living room. On each side is a large bedroom each with ensuite bath and large closets.

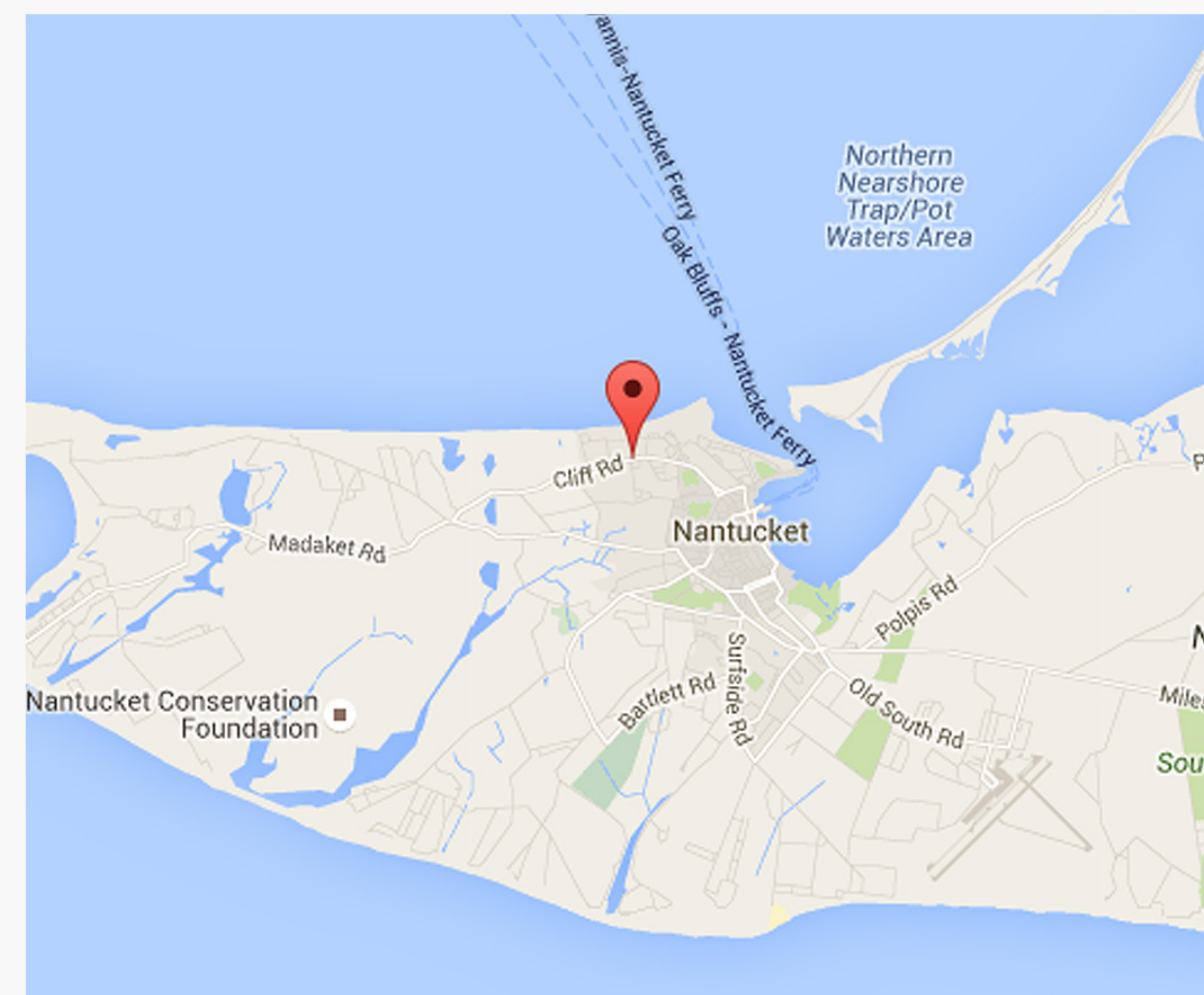
**Basement:** Finished basement with 9' ceilings. Home theater with leather recliners; gym and steam room; temperature controlled wine storage; large bedroom with en-suite bath and multiple windows that allow tons of natural light; massive storage area and utilities.

### Appliances and Other Amenities:

First Floor Bedrooms: 2  
 Heating: OilFHA  
 Fireplaces: 2  
 Floors: Antique Pine  
 Yard: Yes  
 Parking: Abundant  
 Foundation: Poured  
 Lead Paint: No  
 Recreation and Outdoor Spaces: Patio, Porch, Private Pool, Gym, Deck  
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

### Taxes and Fees

Assessment Year: 2011  
 Building Assessment: 1,763,900  
 Land Assessment: 1,172,300  
 Total Assessment: 2,936,200



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