



Cliff

 **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.

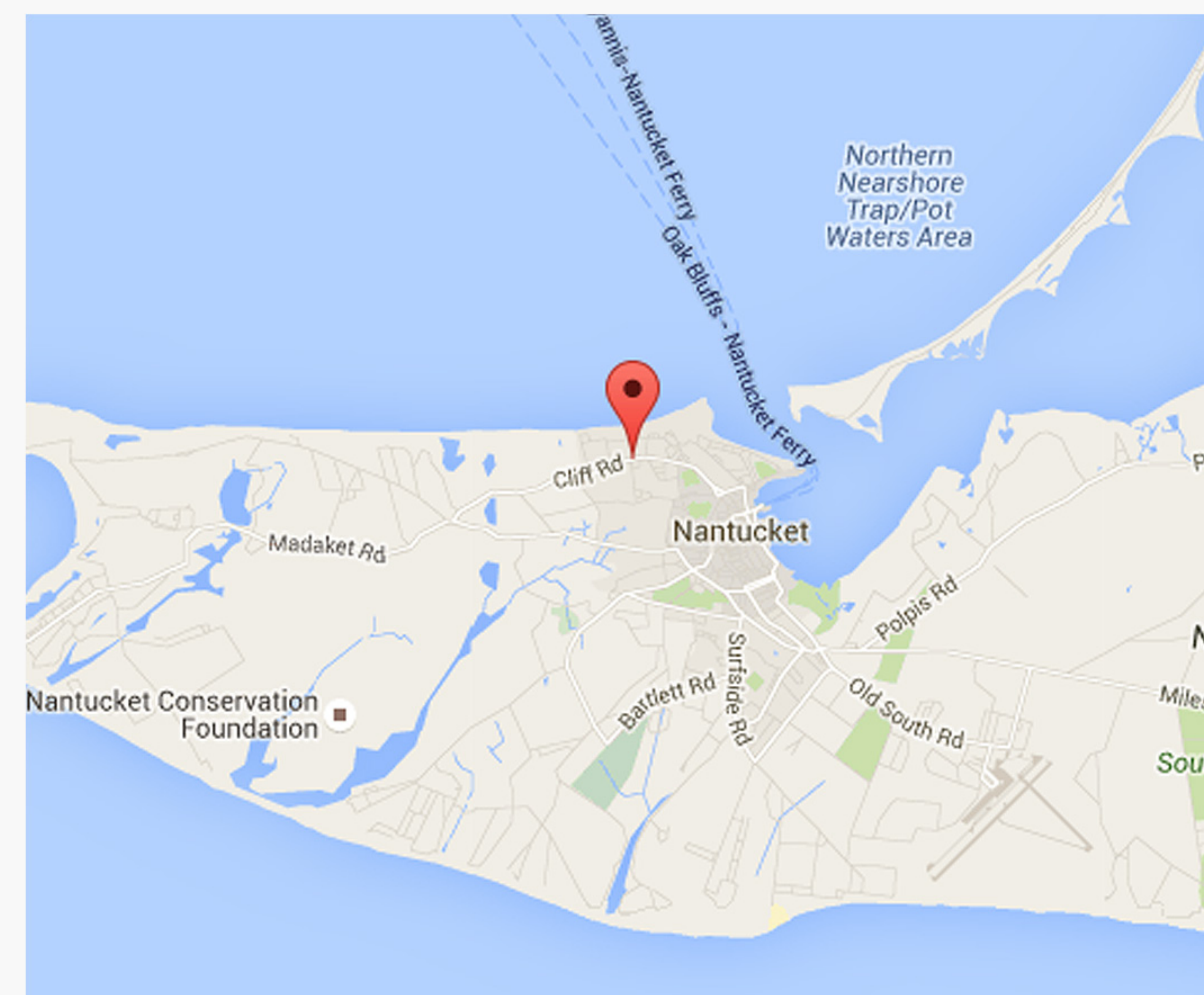
Basement: Finished basement with 9' ceilings. Home theater with leather recliners; gym and steam room; temperature controlled wine storage; large bedroom with en-suite bath and multiple windows that allow tons of natural light; massive storage area and utilities.

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.