

*6 Delaney Road*



Town

 **Pepper Frazier**  
REAL ESTATE





**\$2,995,000**

## 6 Delaney Road

**Town**

**Type:** Single Family  
**Rooms:** 10  
**Bed./Baths:** 6 / 4 & 1 half  
**Wtr Frontage:** None

**Water View:** None  
**Other View:** None  
**Year Built:** 2015  
**Remodeled:** N/A

**Furnished:** Furnished  
**2nd Dwelling:** None  
**Zoning:** R1/SR1  
**Lot Size (SF):** 5005.00

**Lot Size (A):** 0.1148  
**Plan:** N/A  
**Water:** Town  
**Sewer:** Town

Breathtaking custom 6 bedroom, 4.5 bath home in a charming neighborhood just off Cliff Road. Very thoughtful in details and design, this house flows with a stunning kitchen, overly spacious rooms with bonus nooks, and three floors of living space. There is a grand first floor with much architectural detail and many high end focal points and finishes. A bluestone patio extends the deliberate design details complete with fire pit and multiple seating areas. 'One More Minute' is offered furnished and turn-key; just bring your clothes.

**First Floor:** Wonderful open floor plan with large architectural custom steel and oak timber floating staircase leading to the second floor and/or finished lower level. Beautifully appointed dining and living areas with a box beam ceiling and shiplap details throughout. Side entry, mudroom, half bath, laundry and coat closet. A Gourmet's kitchen features two toned marble counters, wine storage, custom cabinetry, Thermador appliances and a two inch blue opal marble island.

**Second Floor:** Open landing from the architectural staircase to an ensuite guest bedroom with a separate alcove. Two additional guest bedrooms share a full hall bath. Hall linen closet for storage.

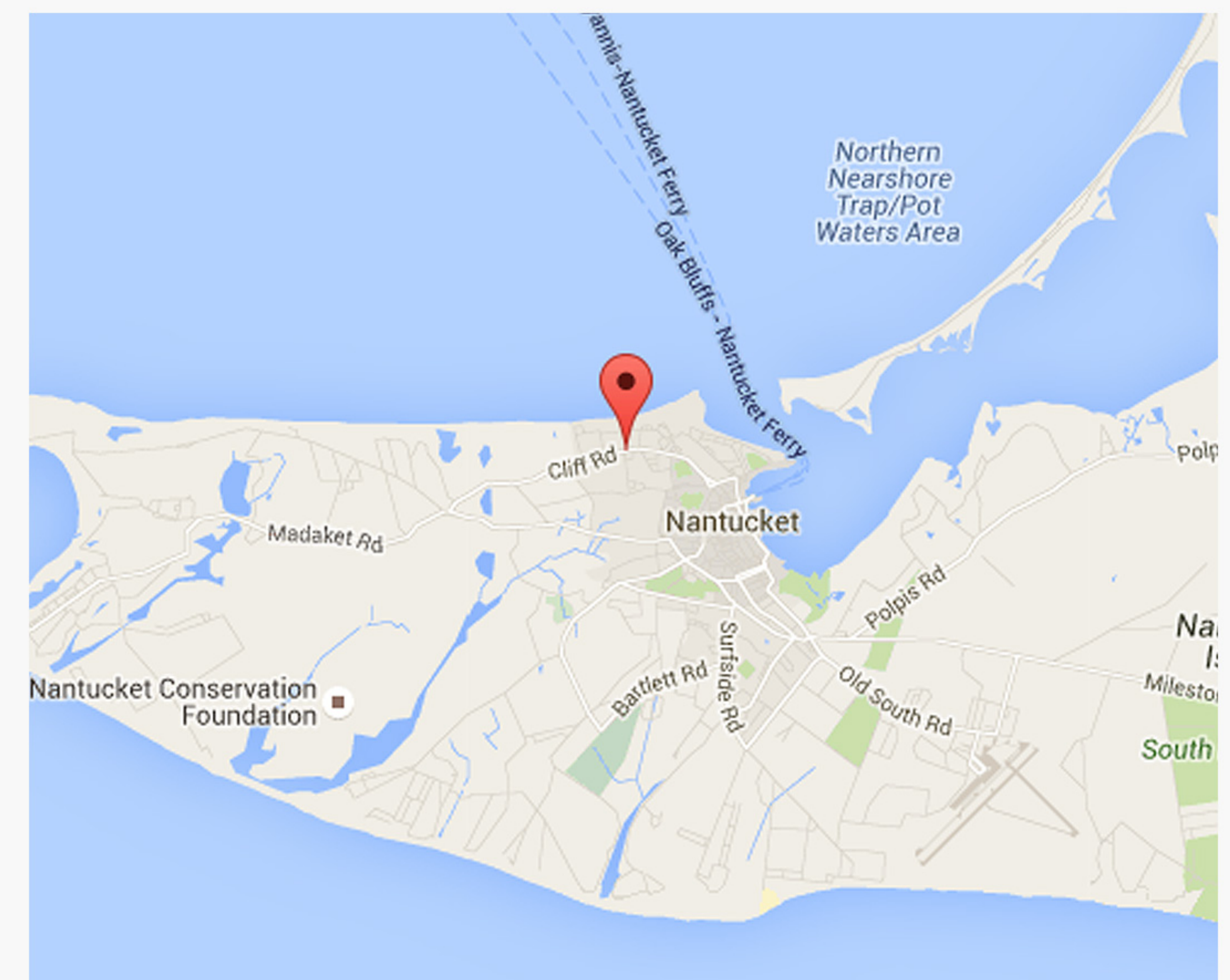
**Basement:** Beautifully finished lower level offers a large living area, two guest bedrooms and a private full bath. Multiple storage areas, as well as a large unfinished storage room with mechanicals and a lockable owner's closet. Bulk head access.

### Appliances and Other Amenities:

- First Floor Bedrooms: 1
- Heating: GasFHA
- Fireplaces: Yes
- Floors: Select Grade White Oak
- Yard: Yes
- Parking: 2 Parking Spaces
- Foundation: Poured
- Lead Paint: No
- Recreation and Outdoor Spaces: Garden, Patio, Porch
- Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

### Assessments and Taxes

- Assessment Year: 2015
- Building Assessment: \$415,000
- Land Assessment: \$646,200
- Total Assessment: \$1,061,200



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