



*12 Pond View Drive*

Miacomet

 **Pepper Frazier**  
REAL ESTATE





**\$5,695,000**

## 12 Pond View Drive

**Miacomet**

**Type:** Single Family  
**Rooms:** 18  
**Bed./Baths:** 8 / 8  
**Wtr Frontage:** None

**Water View:** None  
**Other View:** Pastoral  
**Year Built:** 2007  
**Remodeled:** 2016

**Furnished:** Un-Furnished  
**2nd Dwelling:** Existing  
**Zoning:** Lug2  
**Lot Size (SF):** 80200.00

**Lot Size (A):** 1.8411  
**Plan:** N/A  
**Water:** Well  
**Sewer:** Septic

Stunning compound set on two meticulously landscaped acres abutting green space in a highly desirable area. Property consists of a main house, garage/gym with a studio above, cottage and pool all thoughtfully sited to maintain maximum privacy, but still cohesively work as a compound. The light filled main house was renovated from top to bottom with only the highest quality craftsmanship and materials, including all new windows, doors, kitchen, baths and intricate trim details. The interior seamlessly flows to large wraparound deck onto the blue stone patio surrounding the dark 18' x 38' Pebble-Tec pool onto a huge yard that discreetly leads to the cottage.

**First Floor:** Enter through French door into spacious foyer area, with coat closet, and look directly through to the pool oasis area. To the left is spacious dining room that opens on to a top-of-the-line kitchen with stunning stone counters, with bar seating, and custom cabinets. Sliders lead out to the wraparound deck and outdoor dining.

**Second Floor:** Enter onto second floor landing that overlooks the living room below and has built-in storage closets, one of which is set-up for a second laundry room. To the right is the spacious master bedroom with private balcony looking over the pool and lawn areas, beautiful bath with double vanity, soaking tub, shower, private water closet and his and her's closets.

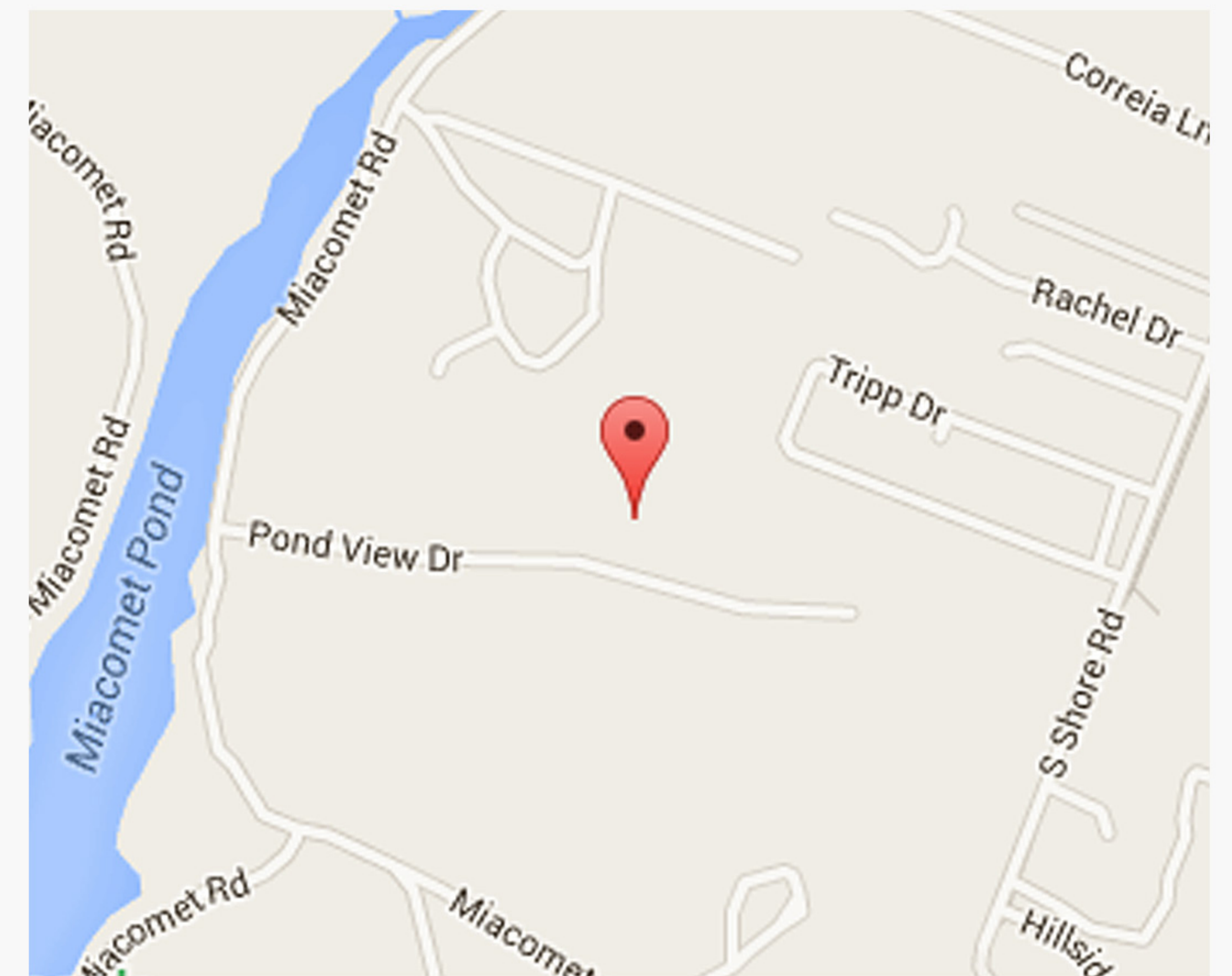
**Basement:** Partial basement for storage and utilities with exterior access.

### Appliances and Other Amenities:

First Floor Bedrooms: 2  
 Heating: GasFHA  
 Fireplaces: One  
 Floors: OakTile  
 Yard: Multiple - Large  
 Parking: Many  
 Foundation: Block  
 Lead Paint: Unknown  
 Recreation and Outdoor Spaces: Deck, Patio, Porch, Private Pool, Gym  
 Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

### Taxes and Fees

Assessment Year: 2011  
 Building Assessment: \$802,500  
 Land Assessment: \$1,072,500  
 Total Assessment: \$1,875,000



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