



12 Pond View Drive

Miacomet

 **Pepper Frazier**
REAL ESTATE





\$5,695,000

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Type: Single Family
Rooms: 18
Bed./Baths: 8 / 8 & 1 half
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.

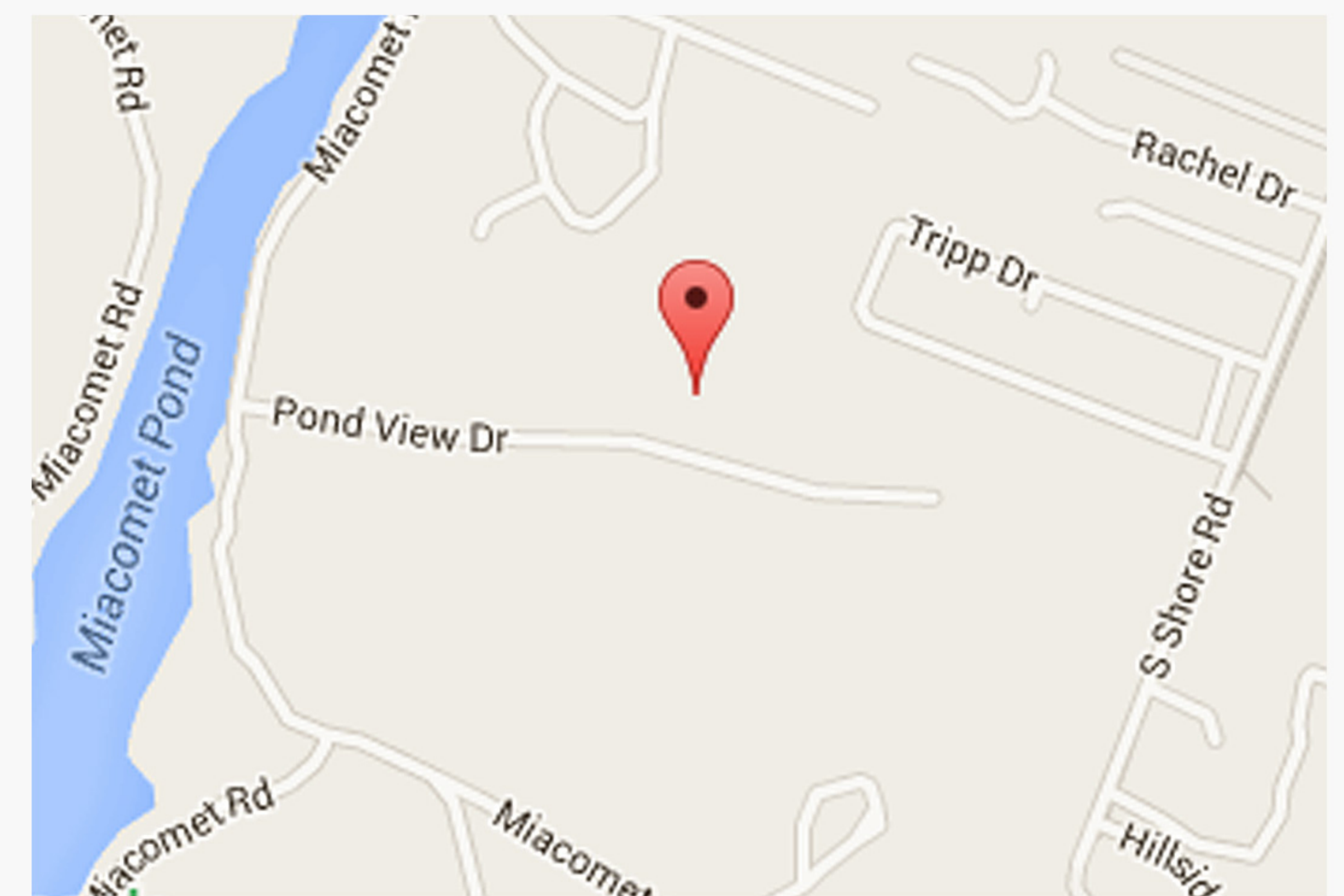
2nd Dwelling: First Floor: Fitness/yoga room and one-bay garage. Outdoor shower. Second Floor: Studio that has completely open floor plan with cathedral ceilings, full kitchen with Carrera counters and subway backsplash and tiled/glass bath with Carrera counters and tile. French door leads to spacious mahogany deck overlooking the front yard and the abutting green space beyond. There is also a shed off of the pool area.

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

Assessments and Taxes

Assessment Year: 2015
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.



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