



Town

 **Pepper Frazier**  
REAL ESTATE











**\$2,995,000**

### 31 Pine Street

**Town**

**Type:** Single Family  
**Rooms:** 10  
**Bed./Baths:** 4 / 3 & 1 half  
**Wtr Frontage:** None

**Water View:** None  
**Other View:** Town  
**Year Built:** 1850  
**Remodeled:** 2014

**Furnished:** Un-Furnished  
**2nd Dwelling:** None  
**Zoning:** ROH/SOH  
**Lot Size (SF):** 5663.00

**Lot Size (A):** 0.1300  
**Plan:** N/A  
**Water:** Town  
**Sewer:** Town

Charming house in the heart of town located just blocks off Main Street. This four bedroom, three and a half bath home was renovated in 2014 to incorporate modern comforts and updated style. Wonderful open floor plan includes a custom kitchen with a dining nook, formal dining room, two wood burning fireplaces, and cozy sitting room. There is custom woodwork with an abundance of built ins on three full floors of living space.

**First Floor:** Front entry. Living room with fireplace, dining room, spacious kitchen/family room with stone fireplace. French doors to a covered porch and private side yard. Large butcher block kitchen island with prep sink and seating area.

**Second Floor:** Cozy sitting area at top of the stairs. Two guest bedrooms. Hall bath with double vanities and custom tile work, waterworks fixtures. Master suite contains a sitting room, spacious bedroom, walk-in, custom fitted closet and master bath with double vanity and custom tile work.

**Third Floor:** Bedroom with built-in drawers and closets. Bath with custom tile work.

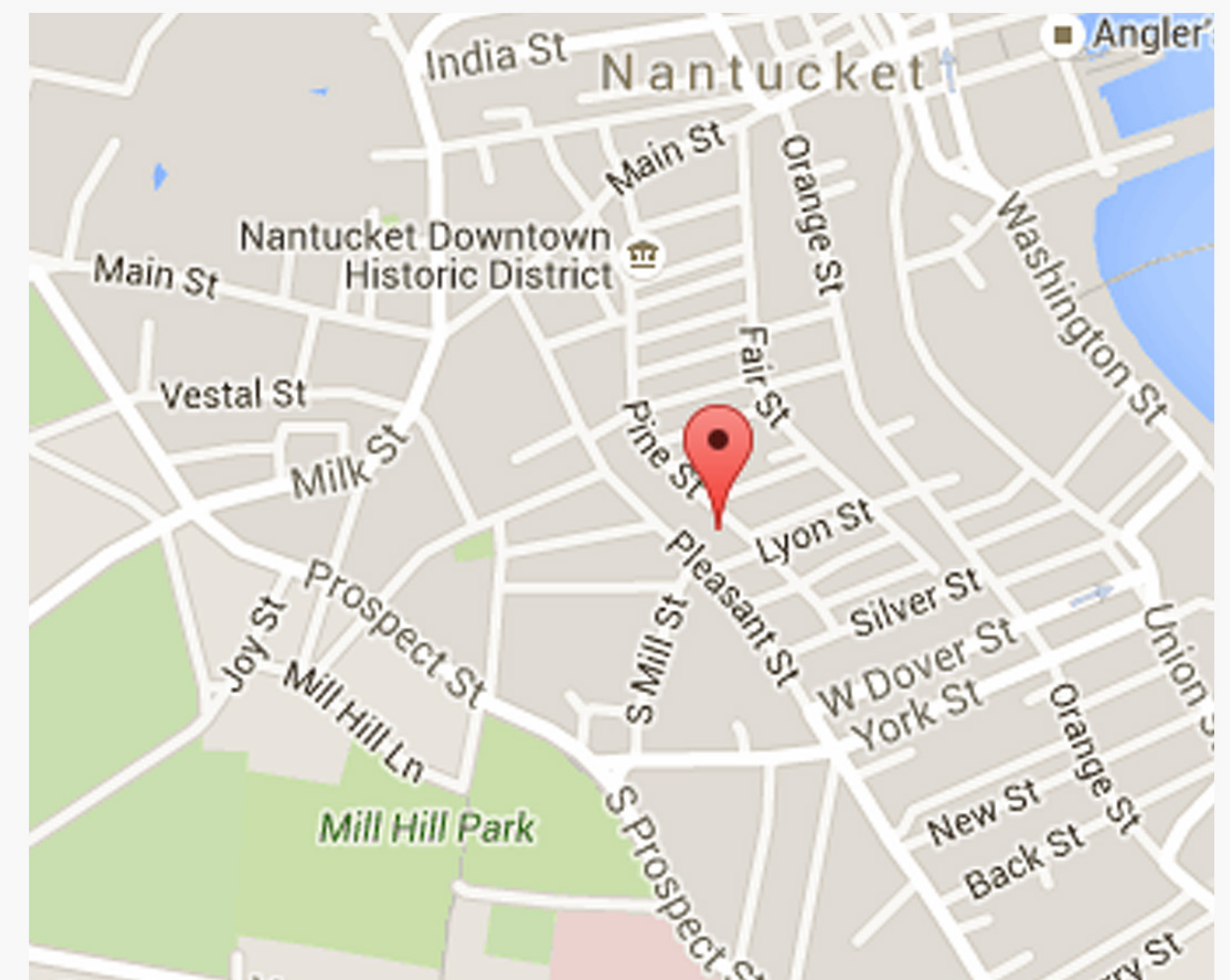
**Basement:** Spacious basement accessed via an exterior bulkhead.

**Appliances and Other Amenities:**

- First Floor Bedrooms: 0
- Heating: GasFHA
- Fireplaces: 2
- Floors: 3
- Yard: Charming english garden
- Parking: 2 Spots off street
- Foundation: Block
- Lead Paint: No
- Recreation and Outdoor Spaces: Deck, Garden, Porch
- Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

**Taxes and Fees**

- Assessment Year: 2015
- Building Assessment: \$1,273,700
- Land Assessment: \$1,106,000
- Total Assessment: \$2,379,700



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