



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.

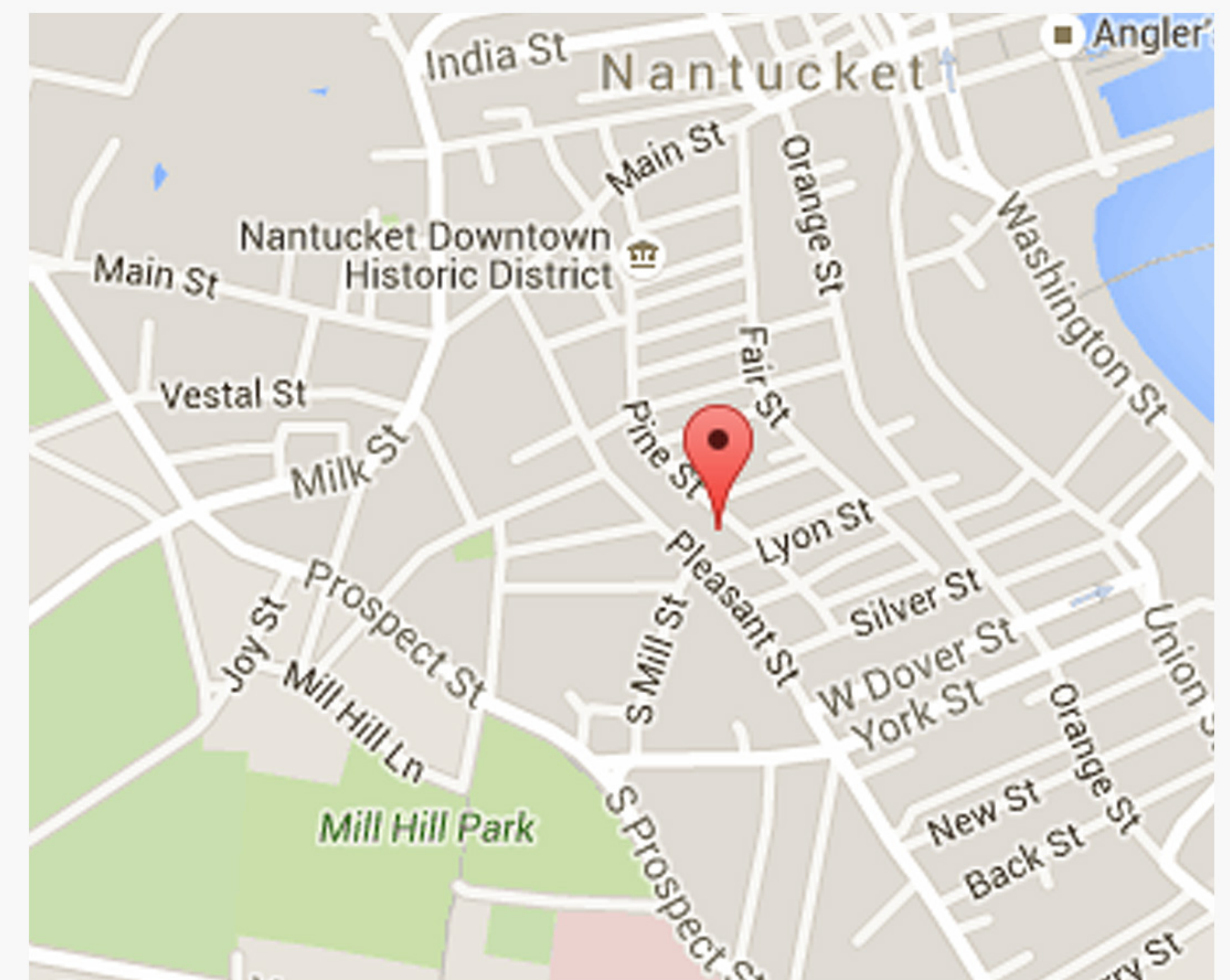
Basement: Spacious basement accessed via an exterior bulkhead.

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

Assessments and Taxes

- 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.