

Price: \$2,695,000 Address: 30B Sankaty Road

Area: Sconset Owner: Christopher L. Maury

Type: Single Family Status: Available
 Map/Parcel: 4923/23.4 Lot #: 3
 Zoning: SR-20 Lot Size (SF): 5,227
 Deed: B. 870, P. 210 Lot Size (A): 0.1200
 Frontage: None Plan: B. 22, P. 89
 Water View: Distant Ocean Water: Town
 Other View: None Sewer: Town
 Year Built: 2007 Rooms: 9
 Remodeled: Beds/Baths: 4/5
 Furnished: Un-Furnished
 Second Dwelling: None



Located on the edge of 'Sconset Village, this Christopher L. Maury designed and constructed home features superb craftsmanship and state of the art amenities.

- Basement:** Brick foyer leading to game room with pool table area and fully equipped bar, living area with fireplace and multi-media theater system with surround sound and 60" flat screen TV with built-in blu ray DVD. There is a bedroom or exercise room with bath with steam shower.
- 1st Floor:** Entrance foyer leading to living room with fireplace and dining area, study/office, full bath with tub/shower, kitchen with granite counters, and pantry, side entrance into mudroom with laundry
- 2nd Floor:** Open sitting area/office, master suite with stone shower and claw foot tub and private deck, bedroom with bath with shower, bedroom with bath with tub/shower.
- 3rd Floor:** Loft room with built-in twin day beds, refrigerator drawers and access to the roof walk with views of the ocean from Sankaty Light to the nearby golf course.

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHA
 Fireplaces: 2
 Floors: Tobacco Pine
 Yard: Yes
 Parking: 2
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Deck, Patio
 Spaces:

Appliances and Other Amenities

Stove: Thermador/Wolf
 Refrigerator: SubZero
 Dishwasher: Miele
 Washer: Maytag
 Dryer: Maytag
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2009
 Building Assessment: \$0
 Land Assessment: \$940,400
 Total Assessment: \$940,400
 Estimated Taxes: \$7,026
 Condo Fees: \$0
 Condo Fees Include:

Easements

Pre-existing undersized lot.

Other Comments

Buderus, HVAC, geo-thermal system for high energy efficiency; Wireless internet with boosters on each floor; Crestron Adagio stereo system with 6 separate control zones for choice of radio, cd, tv or iPod; Icnene insulation will conserve energy and reduce noise; Extra SubZero refrigerator drawers in kitchen and loft and freezer drawers in pantry; SubZero ice makers in kitchen and lower level; Thermador double ovens with warming drawer; Trash compactor; 60" flat screen TV with built in blu ray DVD player; Val Maitino lighting fixtures throughout; Lower level bar with ice maker, dishwasher, SubZero refrigerator drawers, microwave



Atlantic East Real Estate

Erikka Perkins
erikkap@atlanticeastre.com





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