

**Professionals in Real Estate****Date** 04/27/09 **Price (F,UF,PF)** \$16,450,000 **UF****Area** SQUAM **Address** 37 Squam Road**Map/Parcel** 13/26 **Zoning** LUG1**Legal Owner** GV Realty Trust**Rooms** 16 **BR** 3/4 **BA** 3/4/1 **1/2 BA** 2**Outside Shwr** ? **Water** Well **Sewer** Septic**Year** 1995 **Condition** Excellent **Lot Size** 3.79A/ 165,453 **SF****Deed** C0017884 **Plan** 13857 C **Lot #** 2**Attic Vaulted** **Basement** Yes - Partial**Property Description:**

Main House: Trellis covered deck leads to French doors into foyer with vaulted ceilings, raised paneling, crown molding, custom stenciled floor and views of the Atlantic! Grand columns frame the entry into formal living room, wood burning fireplace with marble surround. Living room opens to casual living space with wet bar, entertainment center and a wall of rounded glass that slides open to the deck and path to beach. Dining room overlooks deck and yard, another wall of glass doors lead to the barbeque area and outdoor dining all with Atlantic views over the beach. From the dining room step up to the large custom kitchen with limestone floors, marble countertops, custom cabinetry, top end appliances include Miele, Subzero, Thermador and more. Hall from kitchen accesses basement with wine cellar, secondary laundry facility, and utility access. Hall continues to catering kitchen, half bath, walk in pantry, multiple closets and a large mud/laundry room with additional half bath. From the foyer area French doors lead to bedroom wing hall. Two bedrooms share a beautiful bath with marble tile, hand painted vanity and shower. The first floor bedroom suite has a fireplace, casual sitting area that steps down to a beautiful bedroom space with ocean views and sliders to deck. The bathroom in this suite has a wonderful claw foot tub with views, a glass enclosed shower and custom dual sink vanity.

The grand spiraling staircase to the second floor leads to the den/library with fireplace and French doors to deck with sweeping views over the beach and ocean. The spectacular master bedroom has two fireplaces, a large sitting area with doors to deck. A hall to walk-in closet and beautiful master bath with vanity, walk-in shower, and tub, all with ocean views and private access to deck.

Guest Cottage: Large deck offers many entries into the cottage. Living room with vaulted ceilings and fireplace. A large 1st floor bedroom suite has its own fireplace, private bath, and multiple doors to deck. From the living room is the kitchen and hall to two bedrooms that share a hall bath. The second floor has two bedrooms each with private bath and access to a second floor deck.

Garage/Studio: Two car garage currently used as a home gym/fitness center, second floor has studio living space with a full bath and wet bar.

Deck/Porch/Patio Decks Yard **Large** Yes **Garage Two Car** **Parking** Yes **Views** Oceanfront, Atlantic & Beach Front

Insulation Yes **Storms/Screens** Yes **Heat Oil/FHW Viessman** – 5 zone **DHW** Oil **UFFI** No **Foundation** Poured/Block

Lead Paint No **Floors** Wood/Tile **Fireplace(s)** 5/2 **Appliances (E/G)** S 8 Burner Thermador R SubZero (several)

DW Yes **Disp** No **Washer** Yes **Dryer (E/G)** Yes **CATV** Satellite

Other Alarm System, Kolher Generator, Central Vac. Interior & Exterior sound system, AC,

2008 **Assessments:** Land \$ 7,753,900 Buildings \$ 9,169,500 Total \$16,923,400 2008 **Taxes** \$ 45,185.48

Listing Agent is: Maury People Sotheby's – Gary Winn

Easements/Restriction/Covenants/Condominium: Con Com Order of Conditions

Comments: SPECTACULAR WATERFRONT ESTATE!

Information contained herein is believed to be reliable but is not guaranteed



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