

Price: \$12,500,000 Address: 250 Polpis Road

Area: Polpis Owner: 250 Polpis Road LLC

Type: Single Family Status: Available
 Map/Parcel: 26/26-27 Lot #: A-3
 Zoning: LUG3 Lot Size (SF): 447,362
 Deed: 22499 Lot Size (A): 10.0000
 Wtr Frontage: Harborfront Plan: 13443-D
 Water View: Harbor Water: Well
 Other View: Harbor Sewer: Septic
 Year Built: 2003 Rooms: 22
 Remodeled: 2008 Beds/Baths: 6/6+
 Furnished: Un-Furnished
 Second Dwelling: Existing



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Beautiful Waterfront Ten Acre Estate in Polpis. Sweeping and endless harbor views with water access to protected and tranquil Polpis harbor for boating and a variety of water activities. Newly renovated four bedroom main house with waterviews from every room. Three floors of living featuring custom millwork, tile, lighting and fixtures. Beautiful gourmet kitchen open to sunny dining and seating areas with fireplace. Lovely open spacious living room with fireplace and dining area open to large covered porch overlooking lawn. Second floor living room with deck and widow's walk access. Ample outdoor furnished living spaces. Full basement with media room, game room, billiard room, gym and wine cellar. Natural plantings and landscape compliment the picture along with a path to water that ends with a boathouse, perfect for evening entertaining. Separate spacious two bedroom cottage. Private swimming pool adjacent to both dwellings. Ample available groundcover for expansion, another dwelling, and tennis. Short distance to Wauwinet, Great Point, Quidnet, Sconset, bike paths and conservation land.

Basement: Large finished basement with sliding french door walk out to stairs leading up to lawn. Media Room, Wine Cellar, Billiard and Game Room, Gym and half bath.

1st Floor: Enter through covered front porch to foyer with sweeping stairs, vaulted ceilings and striking waterviews. Step into large living room with fireplace, dining area flanked by two sets of French doors opening onto covered porch with lawn and endless views beyond. Large gourmet eat in kitchen with adjacent cozy seating and dining areas with fireplace, and French doors to deck. Two Large Bedroom Suites with doors to private decks with harbor views. All bathrooms are beautifully appointed with custom tile and fixtures.

2nd Floor: Large master bedroom suite with French Doors to balcony and more incredible waterviews. Luxurious masterbath with separate WC, freestanding tub with mounted flatscreen tv, double vanities and dressing table. His and her walk in closets. Large living room with French doors to balcony with stunning waterviews, office with wet bar, half bath and fourth bedroom suite also with private balcony. Stairs to widow's walk.

Second Dwelling: Cottage is a two bedroom with two full baths, living room, dining room, laundry.

Building Information

First Floor Bedrooms: 3
 Heating: Gas\FHA
 Fireplaces: Five
 Floors: Two
 Yard: Large Beautiful
 Parking: Ample
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch, Private Pool, Gym

Appliances and Other Amenities

Stove: Viking
 Refrigerator: Sub Zero
 Dishwasher: Two Bosch
 Washer: Two
 Dryer: Two
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Disposal, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2010
 Building Assessment: \$3,102,800
 Land Assessment: \$6,059,000
 Total Assessment: \$9,161,800
 Estimated Taxes: \$27,577

Easements

None known.

Other Comments

Brokers have financial interest in the property.

Condo Fees: \$0