

**Price: \$995,000    Address: 6 First Way    Area: Mid Island    Owner: Klimas**

Type: Single Family    Status: Available  
 Map/Parcel: 55/98    Lot #: B  
 Zoning: R1/SR1    Lot Size (SF): 5,362  
 Deed: 1123/242    Lot Size (A): 0.1100  
 Frontage: None    Plan: 05-05  
 Water View: None    Water: Town  
 Other View: Residential    Sewer: Town  
 Year Built: 2005    Rooms: 14  
 Remodeled:    Beds/Baths: 5/3+  
 Furnished: Furnished  
 Second Dwelling: Existing



New Construction meticulously maintained 5 bedroom 2 home compound with Strong Rental History is being sold fully furnished and ready to move in. Features include: central air conditioning, gas fireplace, and brand new furnishings. Mid island minutes to everything, downtown shopping, bike trails and beautiful beaches.

*Basement:* Full Basement with Washer and Dryer

*1st Floor:* Living room w/ gas fireplace, dining area, kitchen, den and half bathroom.

*2nd Floor:* Master bedroom, w/ private bath, 2nd bedroom, 3rd bedroom, full bathroom w/ double sinks

*Other Structures:* 2 Bedroom cottage

*Second Dwelling:* Charming guest cottage tastefully furnished and meticulously cared for with strong rental history. 1st floor – Living room, dining area, kitchen, and half bathroom. 2nd floor – Master bedroom, 2nd bedroom, full bathroom. Basement – Brand new washer and dryer.

Building Information

*First Floor Bedrooms:* 0  
*Heating:* Gas\FHA  
*Fireplaces:* Gas Fireplace  
*Floors:* Hardwood, Carpet, Tile  
*Yard:* front yard and small back yard with patio  
*Parking:* yes  
*Foundation:* poured  
*Lead Paint:* No  
*Recreation and Outdoor Spaces:* Patio, Porch

Appliances and Other Amenities

*Stove:* yes  
*Refrigerator:* yes  
*Dishwasher:* yes  
*Washer:* yes  
*Dryer:* yes  
*Tv Service:* Cable  
*Amenities:* Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

*Assessment Year:* 2009  
*Building Assessment:* \$630,000  
*Land Assessment:* \$360,400  
*Total Assessment:* \$990,400  
*Estimated Taxes:* \$2,807

*Condo Fees:* \$0  
*Condo Fees Include:*

Easements

6 First Way is subject to a 10' foot wide driveway to be shared with 8 First Way as shown on plot plan

Other Comments

This wonderful family home and cottage are being sold fully furnished. All new appliances and furnishing. Ready to move in!!



