

Price: \$1,155,000 Address: 17 Ridge Lane Area: Fishers Landing Owner: McGowan

Type: Single Family Status: Available
 Map/Parcel: 38/78 Lot #: 21
 Zoning: LUG2 Lot Size (SF):
 Deed: C0019/ 013 Lot Size (A): 0.3100
 Frontage: None Plan: 15400B
 Water View: Distant Ocean Water: Town
 Other View: Woods Sewer: Town
 Year Built: 1985 Rooms: 8
 Remodeled: Beds/Baths: 4/2
 Furnished: Un-Furnished
 Second Dwelling: None



Magical Sunsets and Ocean Views over Conservation Land in Fisher's Landing. Wonderful Post and Beam 4 Bedroom Upside-down Home offers warmth and charm. Welcomed by the circular drive, the sweet smell of lavender, and stone work that leads up a gradual hill sits this lovely home. Ocean aromas and peaceful vistas make for the perfect beach house. It is ideally located on a corner lot that abuts conservation land, and offers a path to Dionis area beach and is a short distance to Madaket Harbor.

1st Floor: Warm and inviting front entry, with open stairs to the second floor, leads to the 4 first floor bedrooms including master bedroom with en-suite tub/shower bath. 3 additional bedrooms share a centrally located second bathroom. Access to back porch, large yard, and outdoor shower opposite the front door provide a bright and cheery first level.

2nd Floor: Bright and sunny with an open floor plan this cozy living space with wood burning stove, dining area that looks out over the deck to the ocean, and kitchen that completes the upper level. French Doors lead to the deck with ample room for outdoor entertaining with views across the moors to the ocean and the large yard below.

Building Information

First Floor Bedrooms: 4
 Heating: Electric
 Fireplaces: Wood Stove
 Floors: Hard Wood, Tile, Carpet
 Yard: Large front and back yards with path to beach
 Parking: 3+
 Foundation: Block
 Lead Paint: No
 Recreation and Outdoor: Deck, Garden, Porch, Community Tennis
 Spaces: Court

Appliances and Other Amenities

Stove: yes
 Refrigerator: yes
 Dishwasher: yes
 Washer: yes
 Dryer: yes
 Tv Service: Cable
 Amenities: Wood Stove, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2009
 Building Assessment: \$362,900
 Land Assessment: \$708,500
 Total Assessment: \$1,071,400
 Estimated Taxes: \$3,037

Condo Fees: \$450
 Condo Fees Include: Annual Homeowners Association

Easements

Subject to Fisher's Landing Restrictions, Easements and Covenants. \$450 annual homeowners association fee includes deeded access across moors to Dionis area beach, deeded access for boaters to Warrens Landing, use of tennis courts, basketball courts, and boat storage.

Other Comments

None



