

Date **July 9,2010** Price **\$ 995,000**

Area **Dionis** Address **12 Swift Rock Road**

Map/Parcel **40 / 37** Zoning **Lug 2**

Rooms : **4** BR **2** B **1 ½** B **1**

Outside Shower **yes** Attic **yes**

Garage **yes 1 car** Basement **no**

Year **1978** Condition **good** Lot # **7**

Water **well** Sewer **Septic** Septic Plan # BR **4**

LC. Cert. **18,734** LC. Plan **37055B** Sheet **1**

Lot Size (AC) **1.00** Lot Size (SF) **43,560**



Property Description :

First Floor : **Open Living, dining and kitchen area with wide pine floors, door off the kitchen which leads out to a spacious private deck, laundry area, powder room, two nice size bedrooms with closets, full bath tub/shower, pull down stairs to attic.**

A Bamber Real Estate Exclusive Listing

Deck/Porch/Patio **deck** Yard **yes** Insulation **yes** UFFI **no** Views **country setting** Wood Stove **no**

Storms/Screens **yes** Lead Paint **no** Parking **yes** Foundation **block** Floors **wide pine & tile**

Appliances : S **gas** R **yes** DW **yes** W **yes** D **yes** Heat **electric** Restrictions/Covenants/Easements **None**

Assessments : **2009** Land **916,100** Buildings **239,200** Total **1,155,300** **2009** Taxes **2,152.75**

Comments : **Lovely cottage in a peaceful country setting ! Short walk to Dionis beach. Beautiful sunsets. Allowable ground cover left to build is 434 sf. The house & garage is 1,308 sf. This is a lot of record prior to zoning. 4% ground coverage allowed.**

Listing Office **Bamber Real Estate** Agent **Ron Bamber** Commission Co - Broke **2 ½ %**

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

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