

Date **September 14, 2011** Price **\$1,195,000 (F)**

Area **Dionis** Address **16 Swift Rock Road**

Map / Parcel **40 / 39** Zoning **Lug 1**

Owner **Margaret & Richard Feodoroff**

Rooms : **4 BR 2 B 2** Outside Shower **no**

Attic **yes** Garage **no** Basement **partial area**

Year **1992** Condition **excellent** Lot # **5**

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

LC. Cert. **23831** LC. Plan **37055 B** Sheet **1**

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



Property Description :

First Floor : **Open living and dining area, kitchen, spacious back deck, laundry in hall closet, bedroom with bath (tiled shower) , bedroom with (tub & shower), pull down stairs leading up to an unfinished area which could be additional 2 bedrooms & 2 baths. Second floor water views.**

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Deck/Porch/Patio **Deck** Yard **yes** Insulation **yes** UFFI **no** Views **2nd fl. Water view** Wood Stove **no**

Storms/Screens **Yes** Lead Paint **no** Parking **yes** Foundation **block** Floors **carpet & linoleum**

Appliances : **S electric R Yes DW yes W yes D yes Heat electric**

Easements/Restrictions/Covenants **Restriction (see file)**

Assessments : **2011 Land 859,700 Buildings 275,200 Total 1,134,900 2011 Taxes 4,174.09**

Comments : **Close to Dionis Beach and the bus route. Allowable ground coverage left to build is 1,717 sf. After the removal of 12x14 shed. A 10x12 shed does not count for ground coverage. House is 1,332 sf. Partial basement area is 10x10. Ceiling is framed for putting stairs to 2nd floor. 2x6 walls. Andersen Thermopane windows.**

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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