

## **Bamber Real Estate** Exclusive Land Listing

Date **December 30, 2008** Address **18 East Tristrams Ave.** Map/Parcel **31 / 33.1** Price **\$ 1,595,000** Legal Owner **Norwood Farm Trust** Assessment 2008 **1,382,000** Taxes 2008 **2,792.63** Easements/Restrictions/Covenants **None Known** Lot Size (Sf) **17,858** Lot Size (AC) **.41** Area **Dionis** Zoning **Lug 2** Survey **yes** Staked **yes** Potential Subdiv? **No** Water well Well in **yes** Sewer **septic** Septic Plan **yes** Septic # **Brs 4** Septic Installed **yes** Deed **Bk. 149 , Pg. 306** Plan **Bk. 20 , Pg. 85 (Lot 1) & Newer Plan** Plan File **54 I** Views **First floor sound views** Comments : **Outstanding Nantucket Sound Views ! Close walk to Dionis Beach . Building permit in hand for a 4 bedroom, 4 bath home. First floor 1,342 sf. Second floor 922 sf. Total 2,264 sf. This is a lot of record prior to zoning.**

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



Listing Office **Bamber Real Estate** Listing Agent **Ron Bamber** Co\_Broke Commission **2 ½ %**

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