



Price: \$1,550,000 Address: 20 Field Avenue

Area: Surfside

Owner: Lombardi

Type: Single Family      Status: Available  
 Map/Parcel: 80/149      Lot #: 25  
 Zoning: LUG1      Lot Size (SF): 43,996  
 Deed: 462/288      Lot Size (A): 1.0100  
 Wtr Frontage: None      Plan: 17/50  
 Water View: None      Water: Well  
 Other View: Woods      Sewer: Septic  
 Year Built: 1995      Rooms: 13  
 Remodeled: 1999      Beds/Baths: 6/4+  
 Furnished: Furnished  
 Second Dwelling: Existing



Private one acre estate property nestled in the pines of Surfside offers a main house and cottage. Both have lovely yards with mature landscaping, creating a nice division of space and privacy from one another. Both houses offer a solid rental history of approximately \$70,000 per year, or would make for a very comfortable residence. Being offered fully furnished, ready for occupancy.

*Basement:* Finished game/family room. Utility room with laundry area and bulkhead access.

*1st Floor:* Open living, dining and kitchen areas. Half bath off hallway. Access to a stone patio and private yard.

*2nd Floor:* Master bedroom with a private bath that has a tub/shower. Two bedrooms with a hall bath that has a tub/shower.

*3rd Floor:* Bedroom and den.

*Second Dwelling:* Built in 1999, the cottage has an open kitchen, living and dining area. Half bath off of the hallway. Screened-in porch offers a shaded retreat and opens onto a patio. The two bedrooms upstairs share a full bathroom. Finished lower level includes a laundry area, family room and full bathroom with a shower.

Building Information

Appliances and Other Amenities

*First Floor Bedrooms:* 0  
*Heating:* Gas\FHW  
*Fireplaces:* No  
*Floors:* Pine Hardwood, Tile & Carpet  
*Yard:* Yes  
*Parking:* Yes - shell  
*Foundation:* Concrete  
*Lead Paint:* No  
*Recreation and Outdoor Spaces:* Patio, Porch

*Stove:* Gas  
*Refrigerator:* Yes  
*Dishwasher:* Yes  
*Washer:* Yes  
*Dryer:* Yes  
*Tv Service:* Cable  
*Amenities:* Insulation, Outdoor Shower

Taxes and Fees

Easements

*Assessment Year:* 2010  
*Building Assessment:* \$724,600  
*Land Assessment:* \$611,700  
*Total Assessment:* \$1,336,300  
*Estimated Taxes:* \$3,688

See Deed.

Other Comments

From South Shore Road, bear left onto Blueberry Lane and right onto Field Avenue. Number 20 is on the left.

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



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