

**GRANT COTTAGE** – Set among the gardens and surrounded with beautiful antique millstones, the spacious 2-3 bedroom seasonal guest cottage is a perfect venue for 3-season fun. The over-sized deck is a perfect place to sit and savor the sights and sounds of the Atlantic Ocean. One can enjoy a roaring fire in the living room fireplace or simply relax in private and peaceful surroundings all within walking distance to Perkins Cove. With a private beach only a few steps away, swimming and kayaking are at your doorstep.

<b>Style</b>	Cape	<b>Fireplaces</b>	Living room
<b>Age</b>	1986	<b>Floors</b>	Pine, tile
<b>Color</b>	Natural shingles	<b>Attic</b>	N/A
<b>Exterior</b>	Wood shingles	<b>Garage</b>	2-car detached
<b>Land Area</b>	1.63 acres (per town)	<b>Deck</b>	Large
<b>Living Area</b>	1,957 sq. ft. (per town)	<b>Basement</b>	Crawl
<b>Total Rooms</b>	5	<b>Roof</b>	Asphalt shingles
<b>Bedrooms</b>	2-3	<b>Electric</b>	Circuit breakers
<b>Baths</b>	Full – 2	<b>Heat</b>	Hot water
		<b>Fuel Type</b>	Oil
<b>ROOM DETAIL</b>	<b>Dimensions</b>	<b>Floors</b>	<b>Level</b>
<b>Kitchen-Dining Rm.</b>	21'4"x13'6"	Tile	1
<b>Cabinets</b>	Wood	<b>Hot Water</b>	Off furnace
<b>Refrigerator</b>	Yes	<b>A/C</b>	N/A
<b>Sink</b>	Double stainless	<b>Water</b>	Public (seasonal)
<b>Counters</b>	Laminate	<b>Sewer</b>	Septic
<b>Dishwasher</b>	Yes	<b>Driveway</b>	Gravel
<b>Range Type</b>	Electric	<b>Taxes/Year</b>	\$6,227.10 / '15-'16
<b>Living Room</b>	15'x13'8"	Pine	1
<b>Master Bedroom</b>	21'x12'6"	Subflr.	2
<b>2<sup>nd</sup> Bedroom</b>	13'6"x11'4"	Pine	2
<b>3<sup>rd</sup> BR/Fam. Rm.</b>	12'x15'2"	Pine	1
		<b>Book &amp; Page</b>	16493 / 388
		<b>Zoning</b>	Res-2
		<b>Other Buildings</b>	N/A
		<b>Road Assoc. Cost</b>	Shared equally with neighbors
		<b>Security System</b>	Yes

**Chattel:** Dishwasher, range/oven, refrigerator, washer and dryer convey with property.



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