

MILLSTONE MANOR – Loaded with charm, this classic New England home enjoys more than 4 acres in a bold oceanfront location with many rare amenities including crashing Atlantic surf frontage, large and private pebble beach, oceanside in-ground, heated swimming pool, extraordinary views, beautiful period wood paneling and privacy, privacy, privacy. This one-of-a-kind offering also includes a 2-3 bedroom detached guest cottage, two-car garage, garden shed and pool house! For those who like to entertain, the oversized stone fireplace sets the tone for the generously sized and beautifully beamed dining room. Used as accents among the gardens and patios are more than 60 gorgeous antique millstones sprinkled throughout. It is not hard to see how this unique, magical property is indeed a rare find!

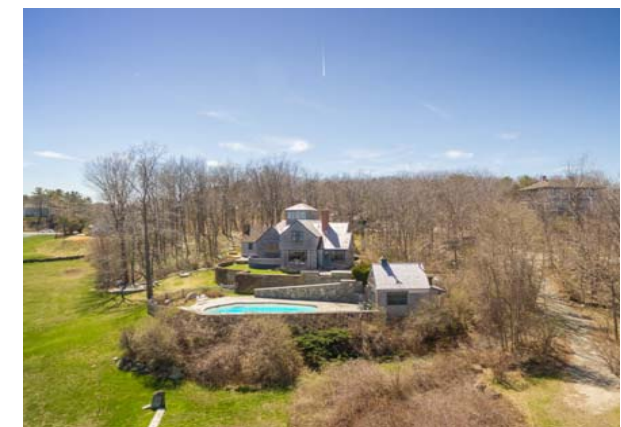
Style	Shingle-style	Fireplaces	Liv. Rm., Din. Rm., Den, 1 st Flr. BR
Age	1890	Floors	Wood, tile, lino
Color	Natural shingle	Attic	N/A
Exterior	Wood shingle	Garage	None
Land Area	2.38 acres (per town)	Deck	23'x19'
Living Area	3,040 sq. ft. (per town)	Basement	Full and crawlspace
Total Rooms	10	Roof	Wood & asphalt shingles
Bedrooms	4-5	Electric	Circuit breakers
Baths	Full – 1, ¾ - 1, Half - 1	Heat	Hot water

ROOM DETAIL

	<u>Dimensions</u>	<u>Floors</u>	<u>Level</u>
Kitchen	15'10"x11'5"	Lino	1
Cabinets	Pine		
Refrigerator	Yes		
Sink	Single stainless		
Counters	Stainless & wood		
Dishwasher	Yes		
Range Type	Electric		
Microwave	No		
Dining Area	10'8"x6'3"	Tile	1
Dining Room	15'6"x23'	Wood	1
Living Room	15'2"x21'9"	Wood	1
Den	10'x14'1"	Wood	1
Master Bedroom	15'x19'8"	Wood	2
Dress.Rm (off MBR)	10' x 10'	Wood	2
2nd Bedroom	12'4"x14'	Wood	1
3rd Bedroom	13'4"x11'2"	Wood	2
4th Bedroom	13'x9'6"	Wood	2
5th Bedroom/Loft	10'4"x8' +	Wood	3

Hot Water	Off furnace
A/C	N/A
Water	Seasonal public & well
Sewer	Septic
Driveway	Gravel
Taxes/Year	\$20,091.88 / '15-'16
Map & Lot	1 / 20
Book & Page	16493 / 388
Zoning	SLR
Other Buildings	Pool house & shed & boathouse
Road Assoc. Cost	Shared equally with neighbors
Security System	N/A

Chattel: Dishwasher, stove, refrigerator, washer & dryer convey with property.



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