



January 2019

## Burr Property Notes

- 6 Bedrooms (2 on the first floor and 4 on the second floor)
- 4 ½ Bathrooms (1 ½ and 3)
- Office
- TV / Family Room
- Two set of stairs (front and back)
- Functional kitchen with classic pantry
- Traditional Dining Room
- Small Living Room / Library with fireplace and bar area
- Large Living Room with fireplace and numerous sitting areas, wood paneling and wood floors
- Sunroom
- Two bedroom and one bathroom West wing on the first floor
- Large Master Bedroom Suite with a large bedroom and sitting area, private bathroom, and walk in closet with large additional attic space which can easily be developed.
- There are two additional bedrooms at the top of the stairs and they share a bathroom. These both



open to a linen hallway which then opens to the back stairs as well as the 6<sup>th</sup> bedroom with its own bathroom.

- Most of the bedrooms all have ceiling fans
- The house has 3 zones for heating and a modern Viessmann furnace.
- The electrical panel has been updated
- The property has a well for outdoor irrigation
- A pool was installed in 2001 with heat.
- There is a two car garage and large utility / storage area.
- New windows installed throughout the entire house in the last 5-7 years.
- The roof and siding looks to be in very good condition
- 2.70 +/- acres
- Very private and elevated (60 ft ?) NW views over Fishers Island Sound
- The lot in front was donated to the HLFM Land Trust
- Taxes - \$23,143