

# 55 Phillips Road Sagamore Beach, MA WATERFRONT

110 feet of Beach Frontage

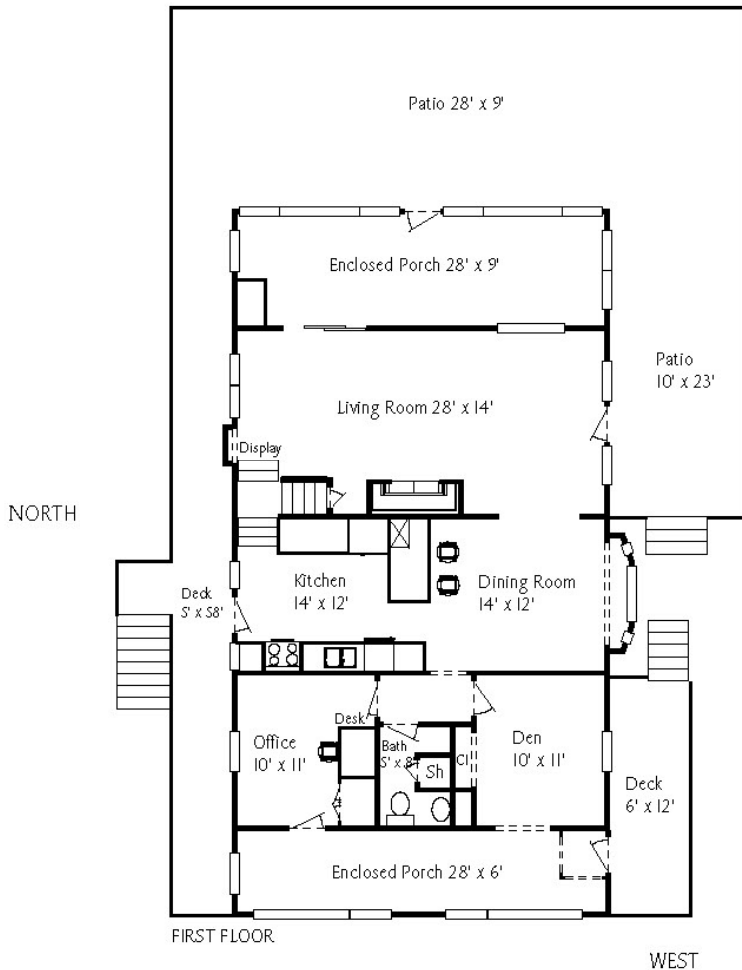
**List Price: \$1,900,000**

**New to Marke**

3 bedrooms, upstairs  
2 baths, one up, one down  
Den 10' x 11'  
Office 10' x 11'  
Approximately 2300 sq. ft. living space  
Living room 28' x 14' with stone fireplace  
Dining room 14' x 12'  
Ocean facing enclosed porch 24' x 9'  
Kitchen 14' x 12' gas stove, oak cabinets  
Street side enclosed porch 28' x 6'  
Ocean patio 28' x 26'  
Basement: Utility room, shop, boat storage  
Vinyl/aluminum siding, maintenance free

Alarm system  
Hardwood floors upstairs  
Heat: oil by hot water 1991 furnace  
Roof: new 2000  
Exterior porches- trek  
Lot size: .33 acres  
Map 4.4, Parcels 51 and 52  
Assessment: \$965,100.  
Taxes: \$6634.00 FY 2004  
Year Built: approximately 1913  
Effective year built: 2000  
110 feet of beach frontage  
Title V Septic

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CAPE COD BAY  
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EAST



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