

MARTHA'S VINEYARD BuyerAgents

Fred Roven
508-662-3205

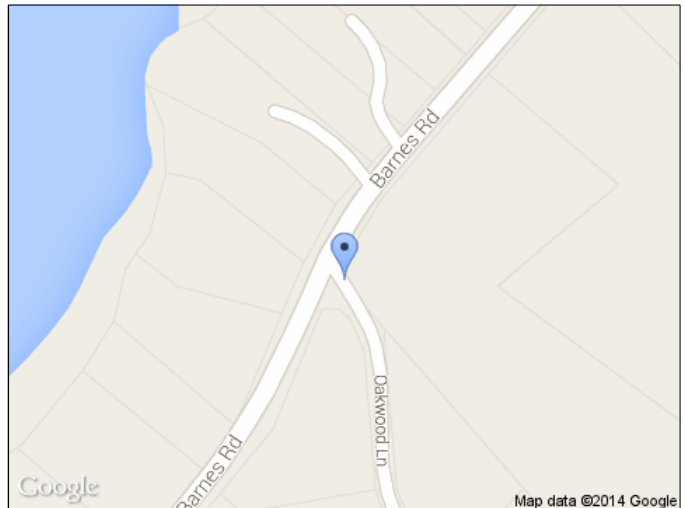
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PRICE: **TOWN:** Oak Bluffs **ADDRESS:** 18 Oak Wood Lane **OWNER:** **ID:** 24084

TYPE: Single Family	LOT SIZE (A): 1.50
SQFT (ELA): 2,403	WATER VIEW: No
ROOMS: 12	WATER ACCESS:
BEDS/BATHS: 3/3.5	WTR FRONTAGE: None
1st FLR BDRM: 1	ZONING: RES
YEAR BUILT: 1987	MAP/LOT: 27/17.2
RENOVATED: 2006	DEED: 709
HEAT: Gas\FHW	ASST. YEAR 2013
AC: No	LAND ASSESS: \$275,500
GARAGE: No	BLD. ASSESS: \$347,900
2nd DWELLING: Potential	TAXES: \$4,806
WATER: Town	FEES: \$300
SEWER: Septic	FEES INCLUDE: Road
COVENANTS: No	Maintenance 7
	homes on a cul
	de sac



BASEMNT/FNDATION: POURED CONCRETE
FLOORS: Oak Hardwood, Pergo, Newer Carpet
FIREPLACES: Yes Woodburning/PropaneGasStove in basement
STOVE: Bosch
REFRIGERATOR: Electolux
DISHWASHER Kitchen Aide
WASHER: YES
DRYER: YES
TV SERVICE: Cable
AMENITIES: None
POOL:
YARD: 1.50 acres, lush and abundant see list
PARKING: 2 driveways peastone and plenty of parking
OUTDOOR SPACES: None



Directions: OAK BLUFFS : Off of Barnes Road : LOOK FOR SIGN OAK WOOD LANE. second house on Oak Wood Lane on left. The property has an orchard with many special Apple trees , Blueberry bushes, Yellow Raspberries, Red Raspberries, Black Raspberries, Numerous Strawberries, Grape Arbor- 5 Varieties, Rhubarb, Beach Plum, Asparagus, Fig trees, Peach, Apricot. Back yard has White Pines, Blue Spruces, Maples, Lililacs, Rose Bushes, Forsythia, Azalia Flame Bushes, 5 Beach Trees and many more. 5 ZONES of heat., 4 theromostats. Azec Trim roof and eaves. OWNERS LIVE IN HOUSE NOTICE REQUIRED THANKS!

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Oak Bluffs: Once in a lifetime opportunity to have your own ORCHARD and VINEYARD and GROW ORGANIC PRODUCE! BEAUTIFUL CAPE on a 1.50 ACRE LOT abutting acres of undulating natural forest: OAK BLUFFS LAGOON LOCATION ! WALK TO SANDY LAGOON BEACH! on a private paved road with a total of 7 homes..SPACIOUS & SUN FILLED OPEN LIVING, DINING & KITCHEN AREA! Oak hardwood flooring, sturdy wood beams and granite fireplace...Dining area offers French Doors that open to a home office w SEPARATE ENTRANCE & DRIVEWAY.... and Sliders to an oversized deck perfect for outside entertaining! Designer tiled kitchen with newer appliances includes coffee/wetbar.. and half bath off kitchen..Large first floor Master suite and private home office with own entrance...Second floor includes second Master suite and ample size third bedroom.....Bright open loft area and tremendous storage throughout!..Incredible finished basement with built in office, custom bookcases, separate kitchenette, large workshop, full bath additional finished basement with lots of living space and gas stove!...IMPROVEMENTS: NEW ROOF & KITCHEN in 2012, GENERATOR in place, LANDSCAPING /ORCHARD over \$100,000...FINISHED LOWER LEVEL IS NOT INCLUDED IN THE TOTAL SQUARE FOOTAGE..... 2 CAR GARAGE with workbench & MANY SPECIAL AND THOUGHTFUL DETAILS THROUGHOUT HOME!! ...MUST SEE HOME!! YOU WILL LOVE THIS PLACE! PLEASE NOTE : special Apple trees , Blueberry bushes, Yellow Raspberries, Red Raspberries, Black Raspberries, Numerous Strawberries, Grape Arbor- 5 Varieties, Rhubarb, Beach Plum, Asparagus, Fig trees, Peach, Apricot. Bushes, Forsythia, Azalia Flame Bushes, 5 Beach Trees and many more! AND YOUR OWN GAZEBO..! MINI SPLIT AC UNITS in all BEDROOMS and OFFICE!

BASEMENT: Beautiful wood stairway, fully finished with built in office, library/ built in bookshelves, separate workshop, kitchenette area, surround sun in basement, full bathroom, washer dryer..

1ST FLOOR: Home office, dining room, living room, kitchen, Master bedroom suite.

2ND FLOOR: Second Mastersuite, LARGE ATTIC CLOSET and large third bedroom, large loft with skylights..tremendous storage area..

OTHER: Gazebo, Greenhouse/Potting shed with water, electricity and heat! Potential guest house. Re garden info: Unique resources for those interested in freshness and absence of pesticides in their food and enjoy healthy outdoor activity. Grow your own produce, preserve and freeze, or capitalize on abundant quantities for sale to local restaurants and farmers' markets. Many trees and plants are heirloom, not to be found in markets. Envision the creative ideas possible with 5 sour, 2 sweet cherries, 4 peaches, 4 pears, 7 apples, 2 apricots, 2 figs raspberries: red, yellow, & black numerous strawberries and 10 blueberries 8 rhubarb 5 grapes asparagus Five raised beds invite tomatoes, Brussel sprouts, peppers, l beans, lettuce, herbs, and whatever vines catch your fancy, such as melons, cucumbers, squash. All areas are considerably tended by a soaker system, and protected by deer and bird netting. Children have loved "picking their own", nurturing favorite plants, and being part of the growth process. Something healthy and inspiring for all here, and the gorgeous array of blossoms in spring are an artist's and photographer's delight.



www.linkmv.com

Beautiful Cape on 1.5 acre



www.linkmv.com

Gazebo built by Dutch Country



www.linkmv.com

Sunfilled and spacious Living area!



www.linkmv.com

Gorgeous Woodburning fireplace!



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Oak Hardwood Floors in Living Area



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Custom beams and woodwork!

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Sunfilled and great for entertaining!



Spacious Dining w/Oak Wood Floors!



Dining view into Kitchen



Dining w/French Doors and sliders to deck



Sunfilled spacious home office!



Enter 2 car garage and back yard



Home office view 3



Mini Wall split Heat / AC



Designer Kitchen !



Coffee/wetbar- Corian Counter



Electrolux Fridge, Bosch Stove



Spacious bright 1st flr Master with Mini Split AC & Heat

This information contained herein is believed to be reliable but is not guaranteed. Buyer note 2% Land Bank fee. Listings may be provided through broker reciprocity.

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First Floor Mastersuite



Mastersuite Bath



Stairway to second floor



Wood floors in Loft/balcony!



Balcony



View from Loft !



second floor master



3rd Bedroom with huge storage closet



Plenty of Closets /Storage Space!



Storage Attic/closet potential?



Wood stairway to finished basement



Finished living area !

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Library in basement



Custom built in office



Beautiful custom built ins



Workshop



5 zone furnace



Exterior back of house



Orchard



Greenhouse and potting shed



Exterior back of potting shed



Enclosed Orchard

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Private Cul De Sac



4 mini split bedrooms and office - AC/Heat



NEWLY CLEANED EXTERIOR!



SPACIOUS EXTERIOR DECK!



ORCHARD IN BLOOM!



BEAUTIFUL BACK YARD!