



# DEMAKIS

FAMILY REAL ESTATE

**4 BEECH TREE LN, MATTAPOISETT**

**THE BAY CLUB**

**PROPERTY DATA\***

## **INTERIOR**

- New construction 2011/one owner
- 2026 assessed value - \$1,925,800
- 2026 real estate taxes - \$19,720
- Bay Club monthly quarterly HOA – \$625/quarterly
  
- Approx 4876 SF across 3-levels of living
- 5 bedrooms w/ 4 ensuite baths (2 on 2<sup>nd</sup> floor, 1 on 1<sup>st</sup> floor, 2 on lower level)
- 4 full baths, 1 half bath
- 1<sup>st</sup> floor primary bedroom with ensuite bath and walk-in closet
- 2 laundry rooms (1<sup>st</sup> floor and lower level)
- 3 car garage
- 1800 sq ft of unfinished attic (approx. 900 sq ft of that usable for living) with 9' ceilings (buildable and plumbed) for future expansion if desired
- 1<sup>st</sup> floor powder room (1/2 bath) and adjacent laundry/wrapping room
- Large stainless gas fireplace with remote and thermostat and fan in the living room
- 3 car garage with 10' ceilings (fits three cars and a golf cart) and professional grade commercial flooring
- Stainless steel ceiling fans (3)
- Custom office built in's (1<sup>st</sup> floor)
- 4 HVAC zones with High Efficiency systems routinely maintained

## **CHEF'S KITCHEN**

- Liebherr, Miele and Bosch appliances
- Magnetic and standard induction stoves (2)
- Commercial range hood
- Built in microwave oven (2)
- Quartz and granite countertops
- Wine fridge



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## BASEMENT/LOWER LEVEL

- Walkout to backyard (ideal for future inground pool setup)
- Full kitchen
- 2 bedrooms
- 1 full bath
- Workshop & utility room
- Exercise room with sauna
- Laundry
- Custom engineered double French drain system with 24" of rock in foundation ensuring dry basement

## EXTERIOR

- Manicured yard with privacy woodlands
- Succulent garden
- Massive hydrangeas
- Large Korean lilac
- Asian pear and honey crisp apple trees
- 10+ types of perennials
- 3 fire pits
- Water feature with koi fish pond (Aquascape aerators, pumps, filter and UV systems)
- Rock waterfall underneath the deck
- Golf tee box (18' x 20')
- Generac 20,000 Kwh generator routinely maintained
- Pocket door screens throughout (5)
- Professional grade landscape lights with timers
- Seven zone irrigation system (WIFI enabled)

## SMART HOME

- Nest thermostats (4)
- Ring outdoor camera system (9 - wired)
- Ring doorbells with cameras (3)
- Yale front and back door locks
- Lutron switch system (1 hub)
- Hue light system (1 hub)
- Brilliant Smart system-Alexa enabled (10 panels)



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- Nest CO2 and Smoke detectors (13)
- Hunter WIFI irrigation control

## PORCH & DECK

- Multi-level design
- Hot tub (6 person)
- 30 ' x 40' engineered deck with gas, electrical and plumbing systems
- Water mist system
- Marine grade stainless steel rails
- Roof system (lower deck living area) ensuring dry under deck area with waterfall
- Outdoor refrigerator and ice maker
- Contemporary stainless-steel shower and water faucet
- Automated 18' awning by Sunsetter on deck
- Automated front porch sunscreen
- Commercial grade outdoor porch heater on front porch

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