

## 54 SPRAGUE RD – THE CUDDY (2018)



Steps from the water's edge with sweeping views of Small Point Harbor and the Back Bay from this cozy Sprague Rd cottage – sleeps 7+

Cozy and rambling 54 Sprague Rd cottage less than 50 feet from the water. Five minute walk to Summer School, 10 minute walk to SPOC docks. Very private/separate master bedroom with king bed, huge closet, and full bath. Cheerful guest room with queen. Small attic bedroom has three twin beds, two dressers and a closet, perfect for kids and teens (very steep stairs might be tough for toddlers). One full bath next to master bedroom, guest half bath off kitchen. Small eat-in kitchen with table that can squeeze in 8 for a dinner party, drink your morning coffee in our bay window built-in banquettes just steps from the stillness of the harbor. Large living room with fireplace and huge sectional couch, wifi-enabled Smart TV. Perfect spot for board games. Cozy sunporch with 2 daybeds and sweeping harbor views perfect for sun-drenched afternoon naps or sunset cocktail hour. Small outdoor deck with gas grill and new chairs, with deep cushions and a high-top table with stools for lunch outside under the umbrella. Outside shower with privacy door. Dishwasher, Washer dryer. Parking for 3. Good wi-fi.

Traditional Small Point seasonal house – kitchen and baths not updated, plenty of wear and tear around the windows, delicate plumbing, outdoor showers encouraged. Owners have dogs and cats.

**2021 Dates:** Available May 26th – June 30th and September 8th – October 6th. 4 night minimum. Rates vary based on season between \$175 per night to \$275 per night plus \$125 cleaning fee. Special discount for renting 14 days or more. More photos available.

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