



Property Summary:

Type:	Single Family	Water View:	Harbor	Furnished:	Un-Furnished	Lot Size(A):	2.2702
Rooms:	17	Other View:	Pastoral	2nd Dwelling:	Existing	Plan:	N/A
Beds/Baths:	6/6	Year Built:	2017	Zoning:	LUG1	Water:	Well
Wtr Frontage:	Harborfront	Remodeled:	N/A	Lot Size(SF):	98891.00	Sewer:	Town

Incredible opportunity to own your very own Monomoy Dream home. House is brilliantly sited on a natural peninsula to take advantage of views of both the Nantucket harbor, town and Monomoy creeks, stunning Brant Point sunsets, and easy direct beach access. Brand new construction with sophisticated and classic architecture lines, perfect execution of all custom details. This home boasts a spacious and deluxe chef's kitchen, flowing floor plan, media room, central elevator, 6 bedrooms all en suite, and picture perfect balconies for sailboat viewing. Exterior features include wrap around porches, a lovely pool with integrated hot tub and automatic cover, stone gas fire pit, large blue stone patios, and have we mentioned the water views?

First Floor: Enter into a generous foyer, opening up to a large living room with serious harbor views. Living room features a gas fireplace, custom bookcases, large TV with custom art covering photo by Mike Guillard of Monomoy creeks. Past the living room is a dining room that views the Harbor.

Second Floor: Master bedroom with large windows and balcony to take in elevated and incredible views of the harbor and creeks, his and hers closets and bathrooms each with custom tile, built in cabinets, private laundry and more views! Wake up and watch Nantucket come to life from your private suite.

Basement: Full finished basement, deluxe built in media room with 70 inch TV, Sonos, 2 ensuite bedrooms each with custom tiled baths. Large gym with TV, mirrored wall and special flooring to suit equipment. Large storage area with ample room for bikes, and beach toys.

Appliances and Other Amenities

First Floor Bedrooms: 1
Heating: GasFHA
Fireplaces: 1
Floors: 3
Yard: Yes Large
Parking: 2 Car Garage and Driveway
Foundation: Poured Concrete
Lead Paint: No
Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch, Private Pool, Hot Tub, Gym
Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
Building Assessment: 4,104,900
Land Assessment: 4,993,200
Total Assessment: 9,098,100

Listed by: J Pepper Frazier Co.

* The information contained herein is believed to be reliable but is not guaranteed.



Property Summary:

Type:	Single Family	Water View:	None	Furnished:	Un-Furnished	Lot Size(A):	0.2584
Rooms:	10	Other View:	Pastoral	2nd Dwelling:	None	Plan:	N/A
Beds/Baths:	5/5	Year Built:	2020	Zoning:	LUG2	Water:	Town
Wtr Frontage:	None	Remodeled:	N/A	Lot Size(SF):	11260.00	Sewer:	Septic

Brand New Constructions at "The Preserve" Miacomet, thoughtfully and tastefully designed, taking full advantage of the surrounding pristine conservation land and the nearby beaches. To be completed Fall 2020, One of the largest homes in the neighborhood. This sophisticated and stylish home offers modern high end finishes, top of the line appointments and a open floor plan while being designed to blend in along a quiet winding lane accented by Nantucket's native plantings and surrounded by wide open spaces maintaining the natural aesthetic that makes Nantucket so appealing.

First Floor: Enter into a large open concept floor plan, Living room with wood burning fireplace, kitchen with top of the line appliances and plenty of storage. Dining area extends from the kitchen and living area creating the perfect space for entertaining. Living area opens to backyard with private pebble-tec pool, bluestone patio and views of green space all around.

Second Floor: Second floor boasts 3 large bedrooms all en suite. Each bedroom has cathedral ceilings, the second bedroom and master have balcony's overlooking the green space and pool. Master is light and bright with balcony, large bath with his and her sinks, tub and large shower, large walk in closets for his and her complete the package.

Basement: Enter into a large fully finished basement with high ceilings, recreation area, separate TV living room, Bedroom #5 with ensuite bath. Exterior stairwell access to the basement.

Appliances and Other Amenities

First Floor Bedrooms: 1
 Heating: GasFHA
 Fireplaces: 1
 Floors: 3
 Yard: Yes
 Parking: Yes, 1 Car garage, driveway
 Foundation: Poured Concrete
 Lead Paint: No
 Recreation and Outdoor Spaces: Private Pool, Porch, Patio, Deck, Garden
 Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2011
 Building Assessment: 0
 Land Assessment: 0
 Total Assessment: 0

Listed by: J Pepper Frazier Co.

* The information contained herein is believed to be reliable but is not guaranteed.



Property Summary:

Type:	Land	Water View:	None	Furnished:		Lot Size(A):	0.4173
Rooms:		Other View:	Pastoral	2nd Dwelling:		Plan:	N/A
Beds/Baths:	/	Year Built:	0	Zoning:	R1/SR1	Water:	Town
Wtr Frontage:	None	Remodeled:	N/A	Lot Size(SF):	18178.00	Sewer:	Town

Rare opportunity to build your dream compound on an oversized lot abutting conservation land in the highly sought after Cliff area. Over 5,400 sf of allowable ground cover (does not include basement or second floor). Approved plans by Mark Cutone Architecture for 6,000+ sf main house with open layout, 1,900+ sf for guest house and cabana, pool and extensive outdoor spaces including outdoor kitchen and pizza oven. The property's setting and design plan allow for beautiful integration of the indoor and outdoor spaces. Interior design by Kristy Kay Design and overall design overseen by veteran developer Christopher Fiumara.

Appliances and Other Amenities

- First Floor Bedrooms:
- Heating:
- Fireplaces:
- Floors:
- Yard:
- Parking:
- Foundation:
- Lead Paint:
- Recreation and Outdoor Spaces:
- Amenities:

Taxes and Fees

- Assessment Year: 2011
- Building Assessment: 0
- Land Assessment: 1,730,800
- Total Assessment: 1,730,800

Listed by: J Pepper Frazier Co.

* The information contained herein is believed to be reliable but is not guaranteed.