



## Property Summary:

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