



JPF CO
nantucket & real estate

**LUXURY
PORTFOLIO™**
FINE PROPERTY COLLECTION

48 MONOMOY

Monomoy
48 Monomoy Road

\$21,500,000
6 Bedrooms | 4.5 Bathrooms

J Pepper Frazier Company
19 Centre Street
Nantucket, MA 02554
T 508.228.3202
www.jpfc.com





Stunning Monomoy waterfront estate designed by J. Graham Goldsmith Architects and built by Ed Toole featuring main house, cottage with attached garage and pool/spa all with sweeping Harbor views. Rare opportunity to buy one of the nicest Harborfront properties on Nantucket in highly coveted Monomoy. The custom built main house features large rooms, high ceilings, beautiful moldings and details throughout and water views from every room.



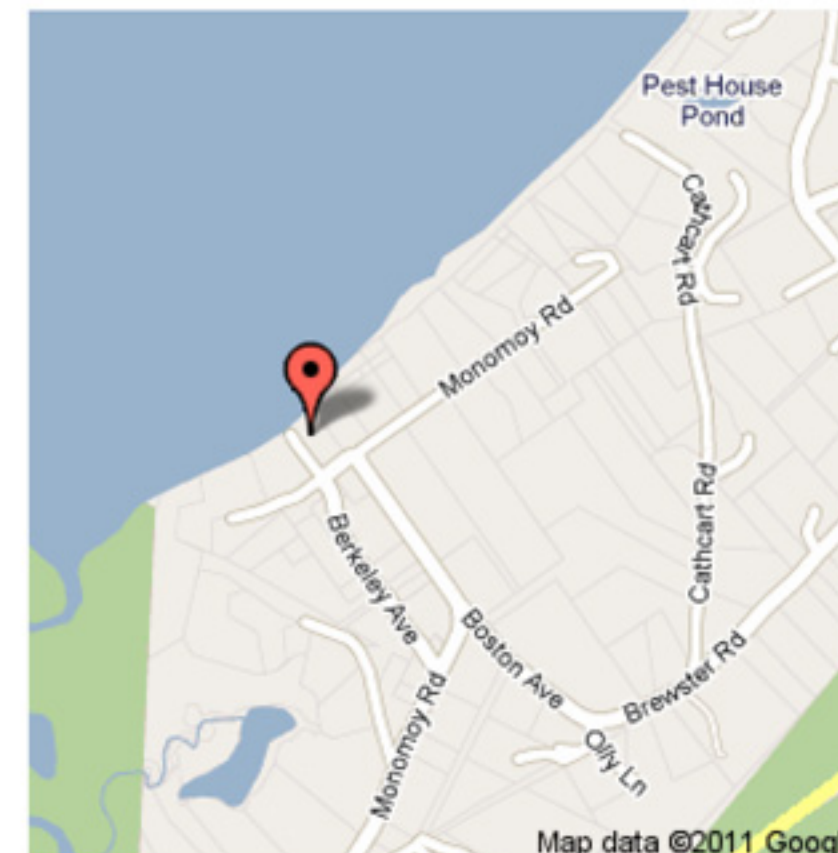
Year Built	2004	# Bedrooms	6
Furnished	Un-Furnished	# Baths	7
# Rooms	17	Half Baths	1

First Floor: Enter into large living room with French doors leading out to the deck. Fireplace with beautiful stone surround. On one side, an arched opening into the dining room and informal living room with another fireplace with stone surround and French doors to the deck. Dining room opens up to the huge kitchen, with massive island.

Second Floor: Large master bedroom with French doors leading to private deck overlooking the Harbor. His bath and office with steam shower on one side and her bath, walk-in closet and private office/additional bedroom on the other side. Guest bedroom with tiled bath and built-in window seats. Large laundry room.

Basement: Gym area and space for overflow. Theatre room. Wet bar, full bath, cedar closet, storage and mechanical room. Exterior bulkhead access, as well.

Easements: See deed. Seller is related to listing brokers.



Lot Size	1.0100
Water Frontage	Harborfront
Water Views	Harbor
Other Views	Town
Heat Type	Gas/FHA
Second Dwelling	Existing
Fireplaces	Three
Flooring Type	Antique heart pine
Zoning	LUG1