



*One Pochick Ave*

\$7,995,000

*Surfside*

[www.onepochick.com](http://www.onepochick.com)



**Pepper Frazier**  
REAL ESTATE

\$7,995,000

1 Pochick Avenue

Surfside

<b>Type:</b>	Single Family	<b>Water View:</b>	Distant Ocean	<b>Furnished:</b>	Furnished	<b>Lot Size (A):</b>	5.6600
<b>Rooms:</b>	30	<b>Other View:</b>	Pond	<b>2nd Dwelling:</b>	Existing	<b>Plan:</b>	None
<b>Bedrooms/Baths:</b>	11/11	<b>Year Built:</b>	1998	<b>Zoning:</b>	LUG2	<b>Water:</b>	Well
<b>Wtr Frontage:</b>	None	<b>Remodeled:</b>	2008	<b>Lot Size (SF):</b>	5.6600	<b>Sewer:</b>	Septic

This stunning compound sited on over 5 acres of professionally designed and landscaped land. The property features a gracious six-bedroom main residence, a fully equipped cabana house overlooking the magnificent infinity edge pool, which overlooks the Weeweeder marsh, a five-bedroom guest house, a carriage house with a one-bay garage and studio/office above, the ultimate entertaining barn with commercial kitchen, an enclosed and raised vegetable garden, a pristine formal English garden and lots of outdoor living areas. This property is a very rare offering and not to be missed!

**First Floor:** Foyer opens to an inviting living room that leads to the dining room with wet bar which leads to sunken family/sun room with Belgian block fireplace and French doors opening to a patio and pool area; large master suite off this room with his and her walk-in closets, marble spa bath, private outdoor shower, washer and dryer and French doors to private patio. The Gourmet's kitchen has everything one could want. High-end appliances and cabinetry, two farm sinks, honed marble counters and mahogany topped island, pantry and French door to outdoor kitchen area; eating nook off the kitchen overlooking the pool and grounds and French doors leading to the pool area; mud room and laundry room off the kitchen.

**Second Floor:** Second master suite with sitting area, private balcony with ocean views, built-in bureaus and luxurious spa bath. Two additional bedrooms share hall bath.

**Third Floor:** Two bedrooms (one en-suite); access to the roof walk, which has sweeping views of Atlantic Ocean and Town of Nantucket.

**Basement:** This is the true entertainment floor. At the bottom of the stairs is the billiards/game room which leads to a mahogany bar with fully-equipped kitchenette and the original range from the Club Car restaurant. Off this room, a movie style walkway leads to a state-of-the-art movie theater with seating for 25, including 14 plush, leather recliners, candy counter and powder room. On the other side of the lower level is a lounge area that leads to a sunken wine "grotto" with a rustic, reclaimed brick floor, copper sink and decoratively-painted ceiling. Also included are an exercise room and full bath.

**Parking:** Multiple

**Appliances and Other Amenities:**

First Floor Bedrooms: 1  
Heating: Oil/FHW  
Fireplaces: 2  
Floors: Ash, Tile, Reclaimed Brick, Antique White Oak  
Yard: Professionally landscaped and meticulously maintained grounds and gardens

Parking: Multiple  
Foundation: Poured, Stone  
Lead Paint: No  
Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch, Private Pool, Gym  
Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

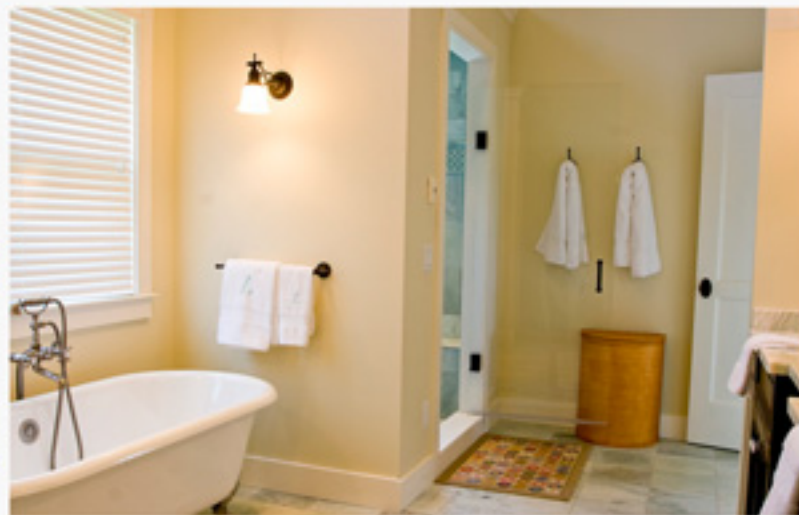
**Taxes and Fees:**

Assessment Year: 2011  
Building Assessment: 2,491,100  
Land Assessment: 2,149,400  
Total Assessment: 4,640,500













## Location

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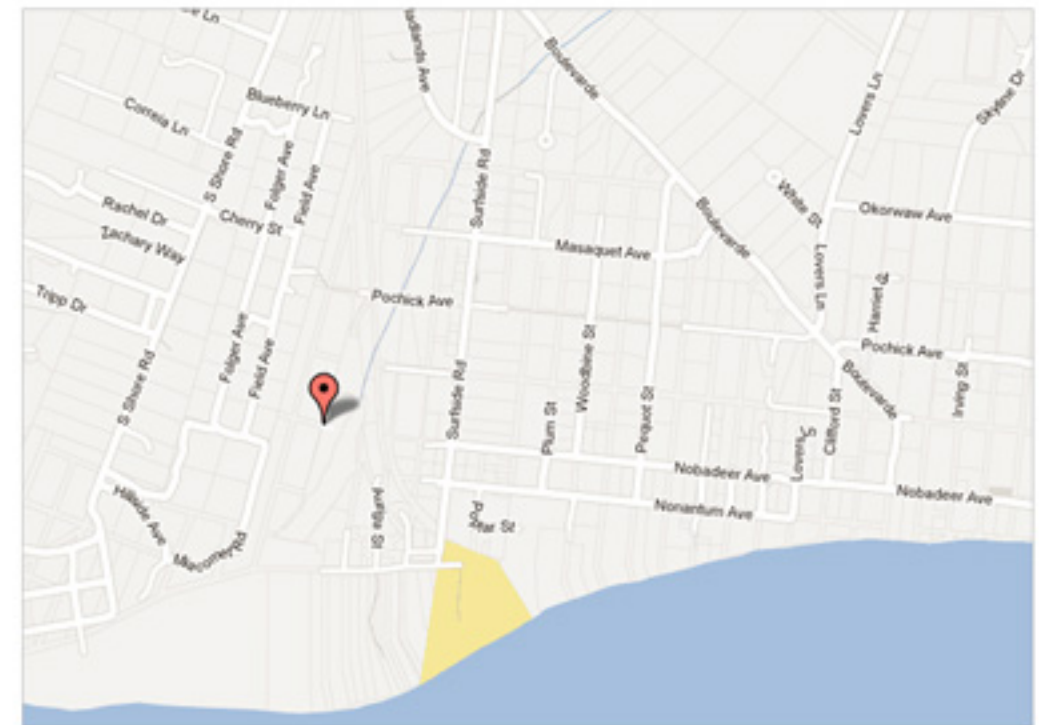
### General Informations:

Area: Surfside

Address: 1 Pochick Ave

Number of Bedrooms: 11

Number of Baths: 11 & 4 half



*Creating the Life*