

Price: \$8,975,000**Address:** 1 Pochick Avenue**Area:** Surfside**Owner:** Lombardi Realty Trust

Type: Single Family
Map/Parcel: 80/293
Zoning: LUG2
Deed: 01142/0044
Wtr Frontage: None
Water View: Distant Ocean
Other View: Pond
Year Built: 1998
Remodeled: 2008
Furnished: Furnished
Second Dwelling: Existing



Status: Off Market
Lot #: Lots 4 & 4A
Lot Size (SF): 246,550
Lot Size (A): 5.6600
Plan: PLNO 03-
Water: Well
Sewer: Septic
Rooms: 30
Beds/Baths: 11/11+

This impressive and one-of-a-kind family compound features a beautifully-designed, six-bedroom main residence, a lovely cabana house with an adjacent outdoor kitchen designed for the ultimate in entertaining, an infinity pool, a par-three golf course (three holes and nine-tee boxes), a carriage house with a one-bay garage and second floor studio, a barn with a commercial kitchen, a five-bedroom guest house, pristine, exquisitely manicured grounds, an enclosed vegetable garden and a formal English garden.

Building Information

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

Appliances and Other Amenities

Stove: Commercial-grade Wolf, Vulcan, GE
Refrigerator: Multiple Sub-zeros, GE
Dishwasher: 2 in Main house kitchen, 1 in Guest House, 1 commercial DW in Barn
Washer: 3 in Main house, 1 in Guest house
Dryer: 3 in Main House, 1 in Guest house
Tv Service: Cable
Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
Building Assessment: \$2,230,600
Land Assessment: \$2,149,400
Total Assessment: \$4,380,000
Estimated Taxes: \$15,680
Condo Fees: \$0
Condo Fees Include:

Easements

Three separate septic systems:
 7 bedroom septic services main/carriage houses;
 6 bedroom septic services guest house/barn;
 3 bedroom septic services the pool house

Other Comments

1 Pochick Avenue is located minutes to Nantucket's magnificent south shore and Surfside Beach. The entrance to this property is located at the end of Pochick Avenue and features a picturesque, winding drive meandering past the well-tended lawn, native grasses and mature trees. A walking path leads from the rear of the property to the beach.