

**Property Summary:**

Type:	Single Family	Map/Parcel:	80/293
Rooms:	30	Zoning:	LUG2
Beds/Baths:	11/11+	Deed:	01142/0044
Wtr Frontage:	None	Status:	Off Market
Water View:	Distant Ocean	Lot #:	Lots 4 & 4A
Other View:	Pond	Lot Size (SF):	246,550
Year Built:	1998	Lot Size (A):	5.6600
Remodeled:	2008	Plan:	PLNO 03-
Furnished:	Furnished	Water:	Well
2nd Dwelling:	Existing	Sewer:	Septic

Owner: Lombardi Realty Trust

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.

Basement: The lower level of the main house features a billiard/game room, a state-of-the-art theater (the entry is lined with cases for movie posters), seating for 25 people (including 14 leather recliners) candy counter and powder room, a TV lounge with a built-in flat screen, a fully-equipped kitchenette with a mahogany bar and the original range from the Club Car restaurant, a sunken wine "grotto" with a rustic, reclaimed brick floor, copper sink and decoratively-painted ceiling, an exercise room and one full bath.

1st Floor: The foyer opens to a lovely living room, which leads to an inviting family room /sunroom with a Belgian block fireplace, cathedral ceiling and French doors which open to a patio and infinity pool, surrounded by flower beds and native plantings and overlooking Weweeder Pond. The adjoining gourmet kitchen is outfitted with high-end appliances and amenities, including a side-by-side Sub-zero refrigerator and freezer, a Wolf range, two farmhouse sinks, honed marble countertops and a mahogany-topped island, a pantry, laundry area and mudroom are off the kitchen. The breakfast room overlooks the patio and pool, as does the lavish master bedroom suite which has a custom-designed his/hers walk-in closet, washer/dryer, marble spa bath and private outside shower.

2nd Floor: There is a lovely guest bedroom suite on the second floor, with a sitting room, a private balcony with sweeping ocean views, built-in bureaus and a luxurious spa bath. Two additional bedrooms share a hall bath.

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**Parking:** Multiple**Foundation:** Poured, stone**Lead Paint:** No**Recreation and Outdoor Spaces:** Deck, Garden, Patio, Porch, Private Pool, Gym**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:****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**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**Easements**

Three separate septic systems:

7 bedroom septic services main/carrriage 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.