

**Property Summary:****Owner:** Lombardi Realty Trust

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

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.

**3rd Floor:** There are two bedrooms on the third floor, one with en suite bath, and access to the widow's walk, from which the magnificent views of Town and Nantucket's south shore coastline can be enjoyed.

**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**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

**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**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:**