

*1 Weetamo Road
Pocomo*

\$11,995,000



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Pepper Frazier
REAL ESTATE



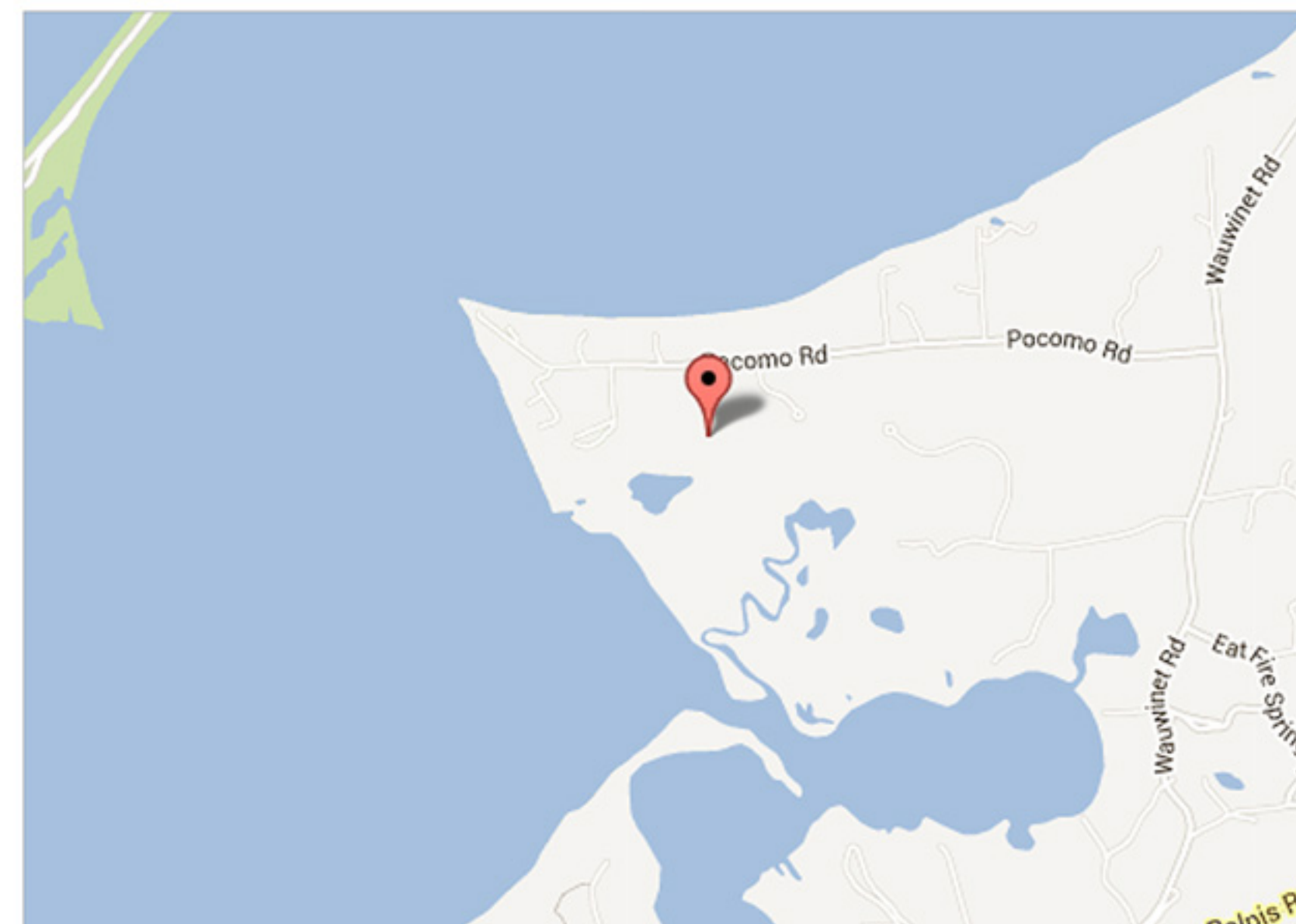


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Type: Single Family	Water View: Harbour	Furnished: Un-Furnished	Lot Size (A): 13.7000
Rooms: 12	Other View: Harbour	2nd Dwelling: None	Plan: None
Bed./Baths: 5/4	Year Built: 2000	Zoning: LUG3	Water: Well
Wtr Frontage: None	Remodeled: N/A	Lot Size (SF): 596588.00	Sewer: Septic



Enjoy sweeping, unobstructed views of Polpis and Nantucket Harbors from this gracious estate. Custom house and pool cabana/garage masterfully designed and built to enjoy the breathtaking site. Tasteful outdoor living, including an infinity edge pool and large patio. Meticulous landscaping and hardscaping throughout. Deeded beach access and mooring rights across the street. Rare offering in the exclusive Weetamo neighborhood.

First Floor: Large foyer opens into the formal living room with French doors opening to the pool and striking views; fireplace flanked by built-ins on each side. Informal living room with fireplace again flanked by built-ins and custom tv built-in on opposite wall. Dining room off the informal living room with large windows creating a wall of glass to enjoy the sweeping view.

Second Floor: Custom staircase leads to second floor landing. Master bedroom with French doors to master deck with stunning views. Spacious bath with separate shower and tub. Private office and master living room. Two guest bedrooms, one with French doors to private deck, with walk thru bath.

Basement: Full, unfinished. Utilities.

Appliances and Other Amenities:

First Floor Bedrooms: 2	Parking: Plenty
Heating: GasFHA	Foundation: Poured
Fireplaces: Two	Lead Paint: No
Floors: Brazilian Cherry, Tile	Recreation and Outdoor Spaces: Deck, Patio, Porch, Private Pool
Yard: Large	Amenities: Alarm, Central A/C, Insulation, Irrigation

Taxes and Fees:

Assessment Year: 2011
Building Assessment: 2,179,500
Land Assessment: 2,019,200
Total Assessment: 4,198,700

Easements:

See Deed and Homeowner's Association documents.