

1 Weetamo Road

\$11,995,000



Pocomo

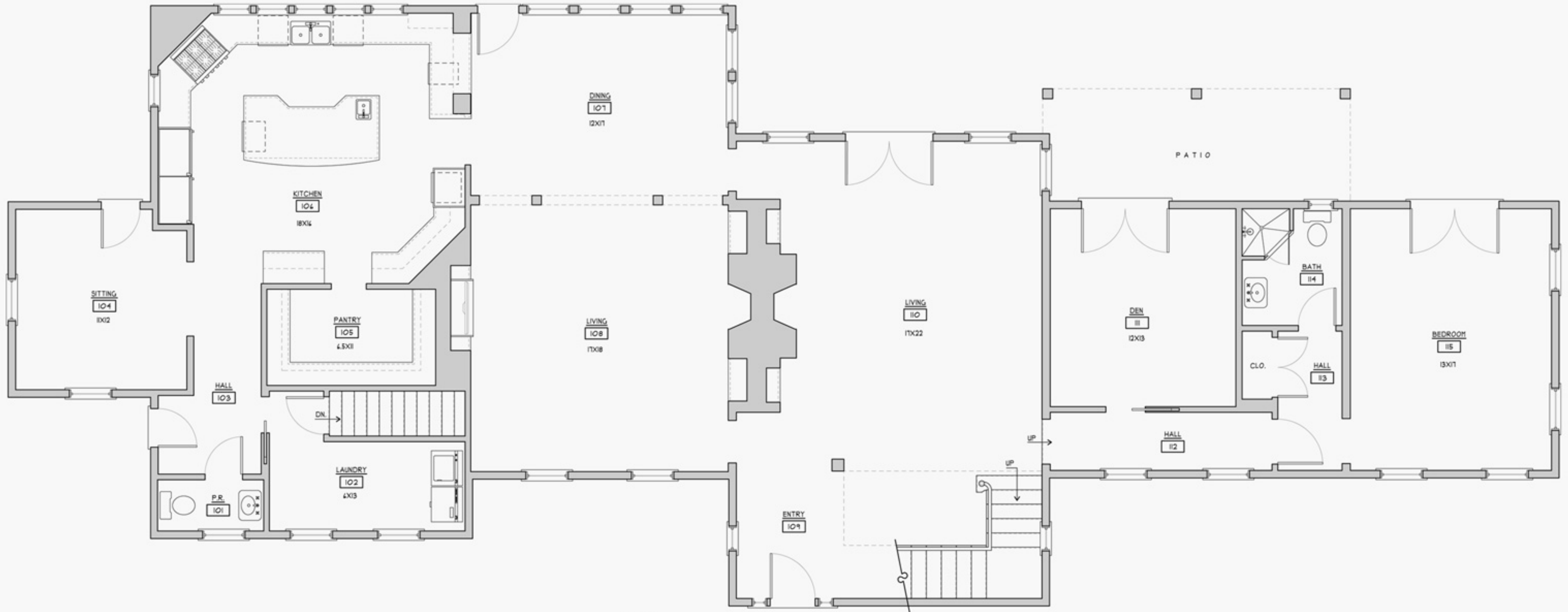


Pepper Frazier
REAL ESTATE

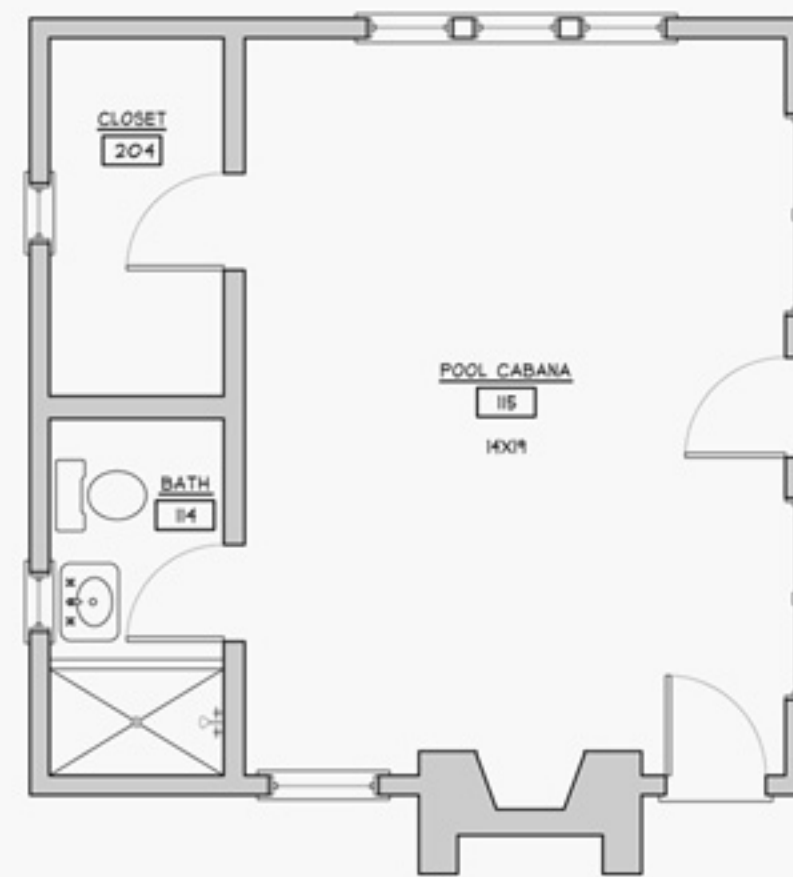
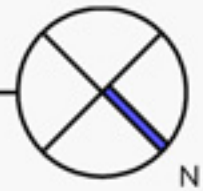








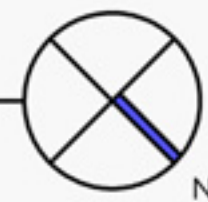
EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



EXISTING GUEST HOUSE PLAN
SCALE: 1/4"=1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

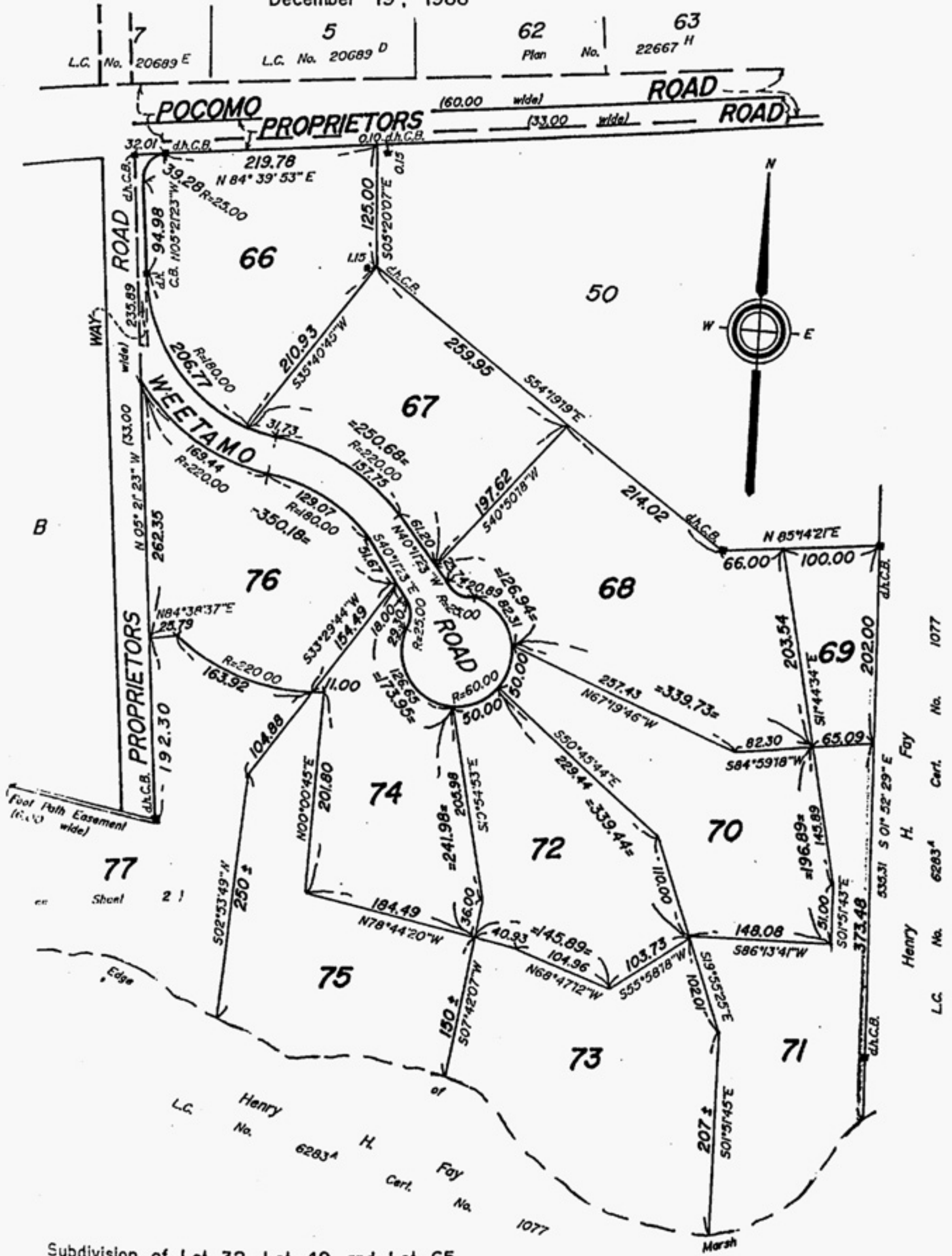


SUBDIVISION PLAN OF LAND IN NANTUCKET

John J. Shugrue, Inc., Surveyors

December 19, 1988

22667^W
Sheet 1 of 2

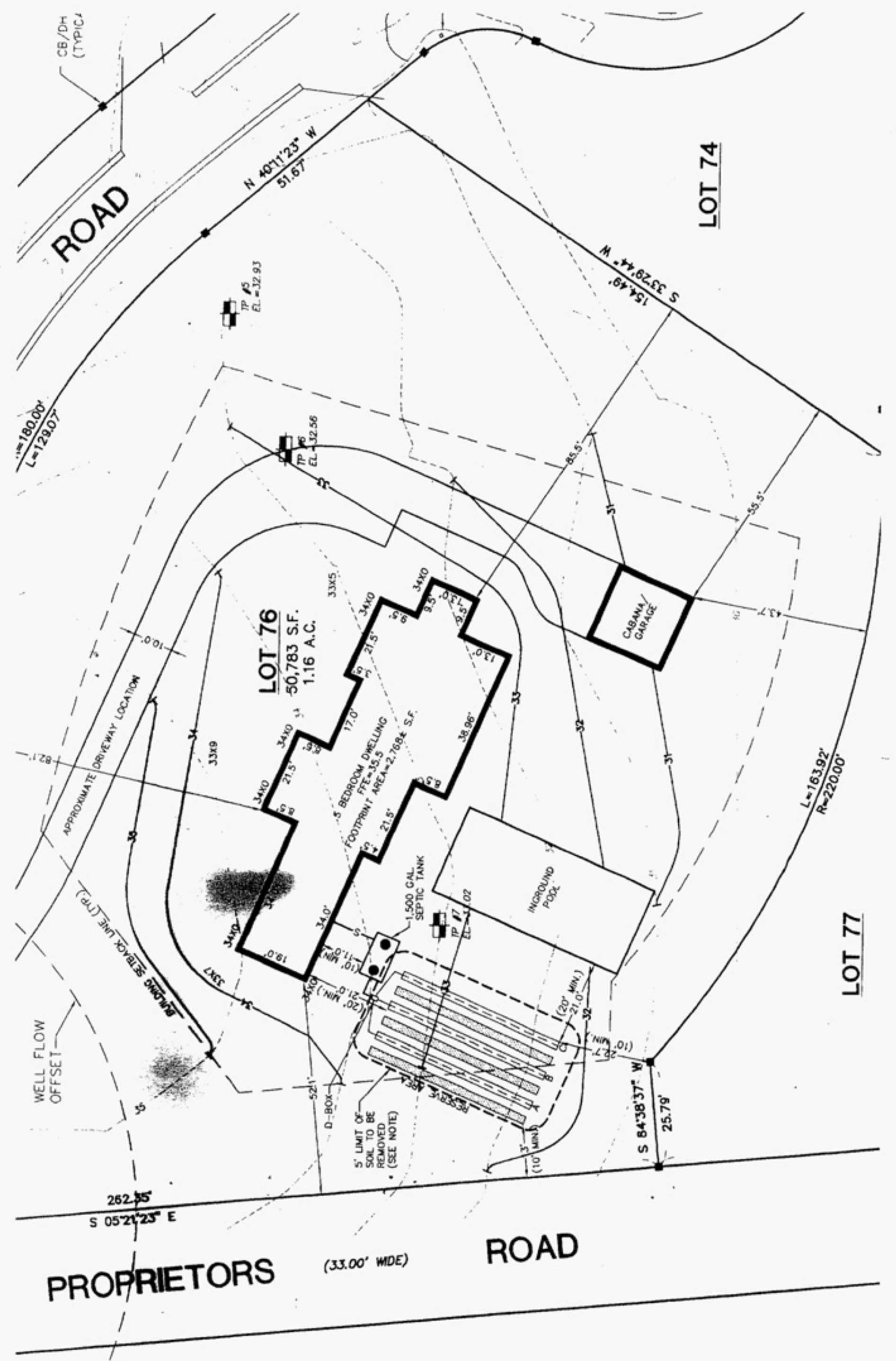


Subdivision of Lot 32, Lot 49 and Lot 65
shown on Plans 16220^A sh.1, 22667^P and 22667^V
dated with Cert. of Title Nos. 2380, 7384 and 12478
Registry District of Nantucket County

Separate certificates of title may be issued for land
shown hereon and on Sheet 2 as Lots 66 Through 77
By the Court.

John J. Shugrue, Inc.
Surveyors

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
MAY 21, 1990
Scale of this plan 1/20 feet to an inch
Louis A. Moore, Engineer for Court



PROPRIETORS (33.00' WDE) ROAD

LOT 74

LOT 77

\$11,995,000

1 Weetamo Road

Pocomo

Type: Single Family
Rooms: 12
Bed./Baths: 5/4
Wtr Frontage: None

Water View: Harbour
Other View: Harbour
Year Built: 2000
Remodeled: N/A

Furnished: Un-Furnished
2nd Dwelling: None
Zoning: LUG3
Lot Size (SF): 596588.00

Lot Size (A): 13.7000
Plan: None
Water: Well
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:

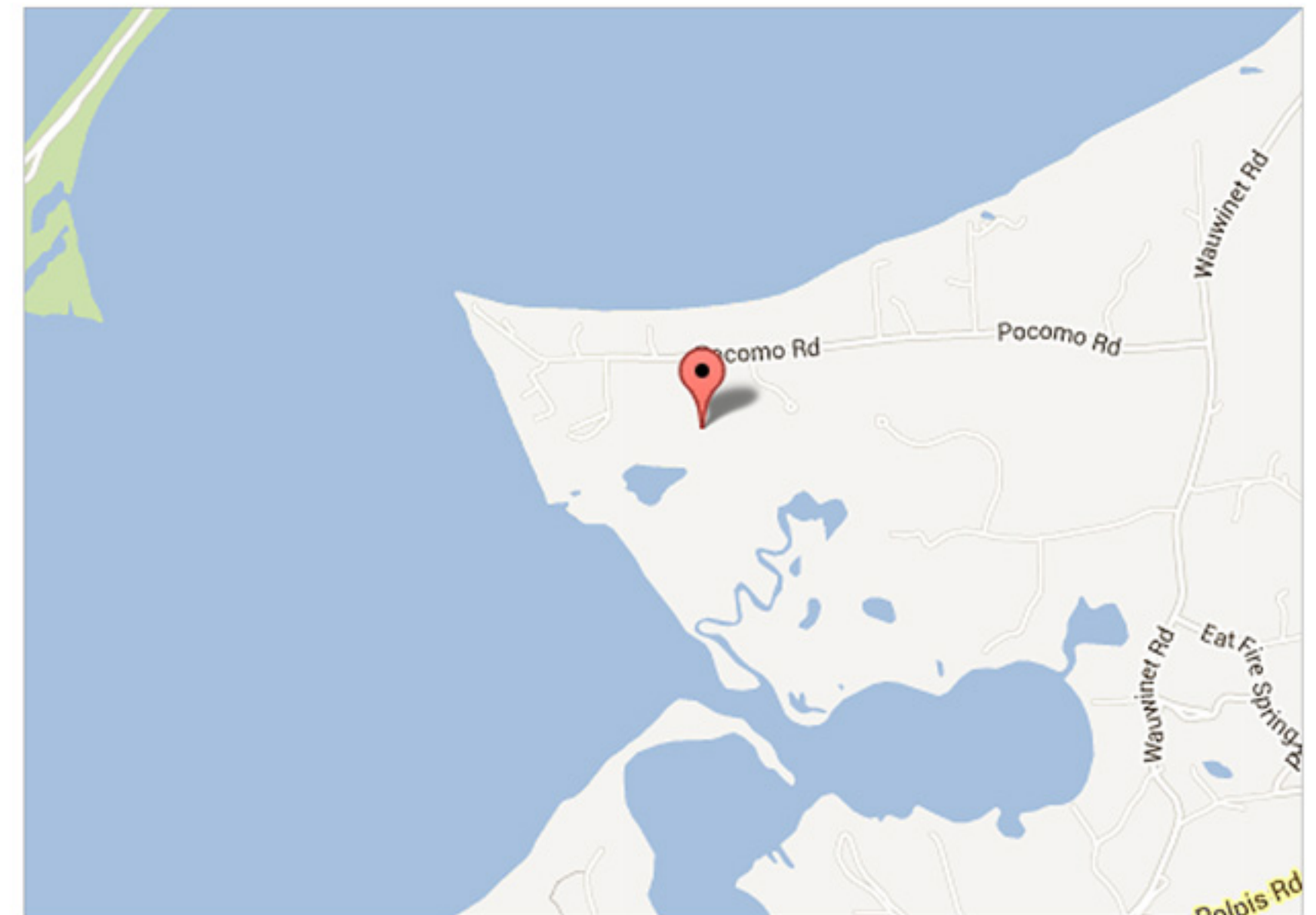
First Floor Bedrooms: 2
 Heating: GasFHA
 Fireplaces: Two
 Floors: Brazilian Cherry, Tile
 Yard: Large
 Parking: Plenty
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Patio, Porch, Private Pool
 Amenities: Alarm, Central A/C, Insulation, Irrigation

Taxes and Fees:

Assessment Year: 2012
 Building Assessment: \$2,179,500
 Land Assessment: \$2,019,200
 Total Assessment: \$4,198,700

Easements:

See Deed and Homeowner's Association documents.



This information contained herein is believed to be reliable but is not guaranteed.