

*1 Weetamo Road*

\$11,995,000



Pocomo



**Pepper Frazier**  
REAL ESTATE













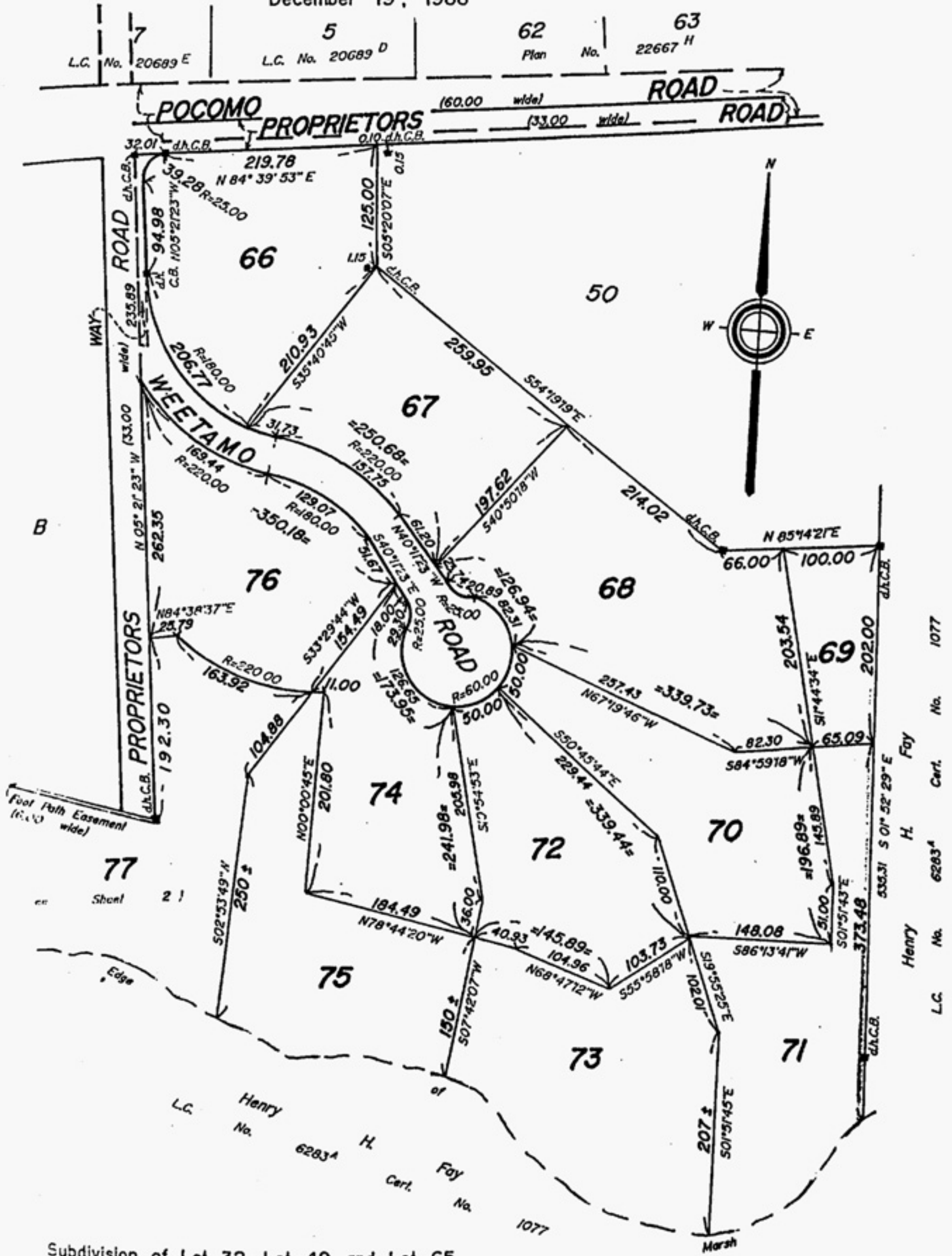


SUBDIVISION PLAN OF LAND IN NANTUCKET

John J. Shugrue, Inc., Surveyors

December 19, 1988

22667<sup>W</sup>  
Sheet 1 of 2



Foot Path Easement  
(6.00' wide)

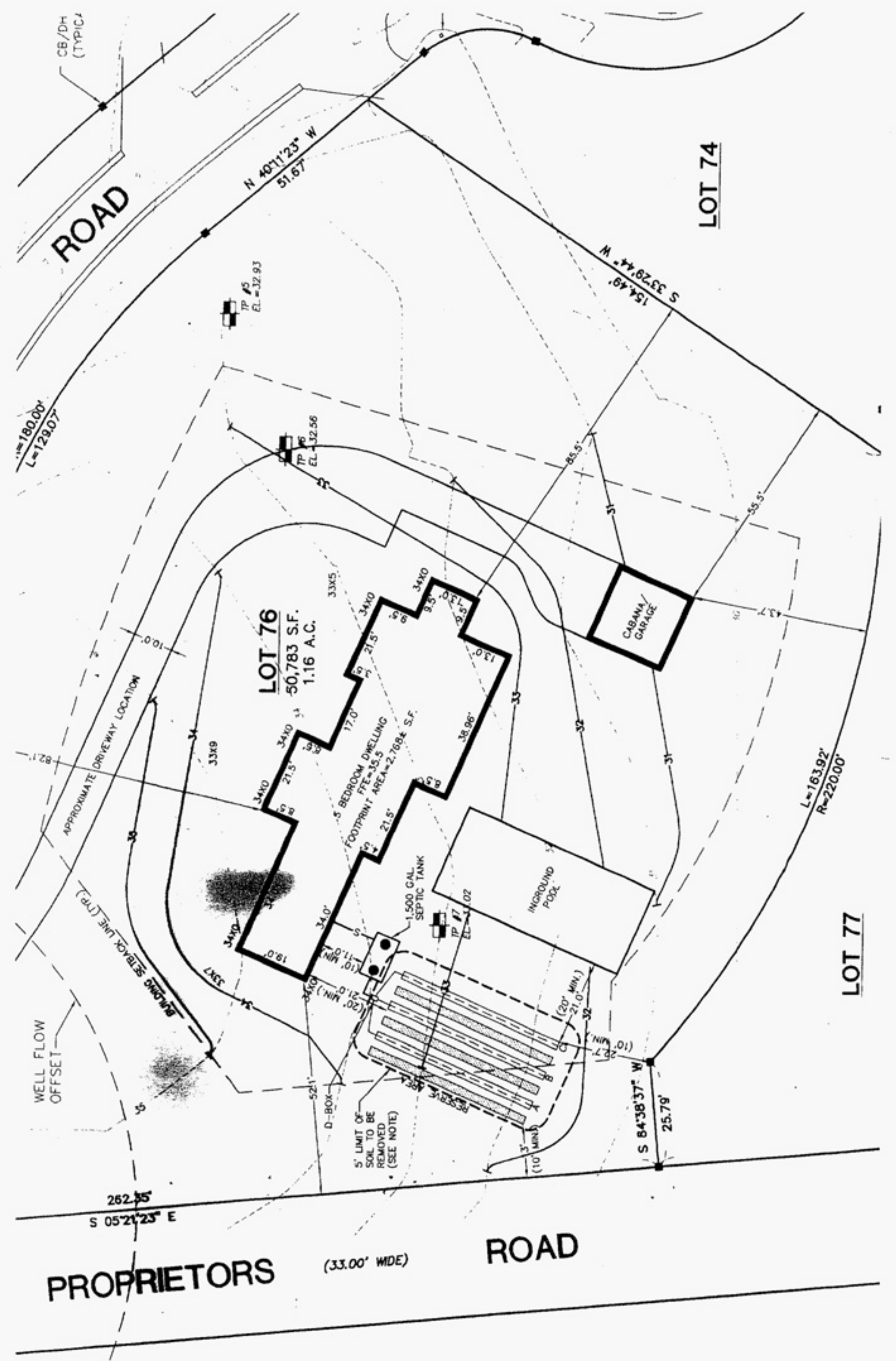
Henry H. Foy  
L.C. No. 6283<sup>A</sup> Cert. No. 1077

Subdivision of Lot 32, Lot 49 and Lot 65  
shown on Plans 16220<sup>A</sup> sh.1, 22667<sup>P</sup> and 22667<sup>V</sup>  
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.

*Charles Frankly*  
December 21, 1990

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



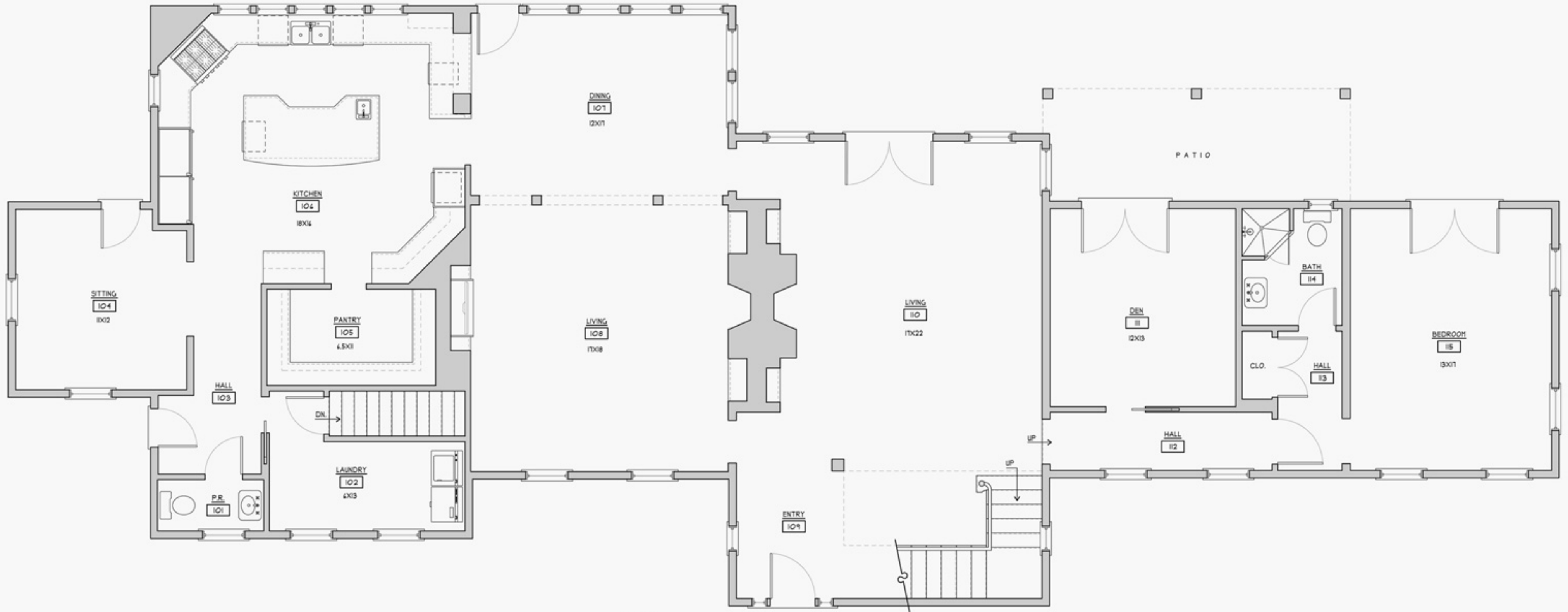
POCOMO PROPRIETORS ROAD (33.00' WDE)

WEETAMO ROAD

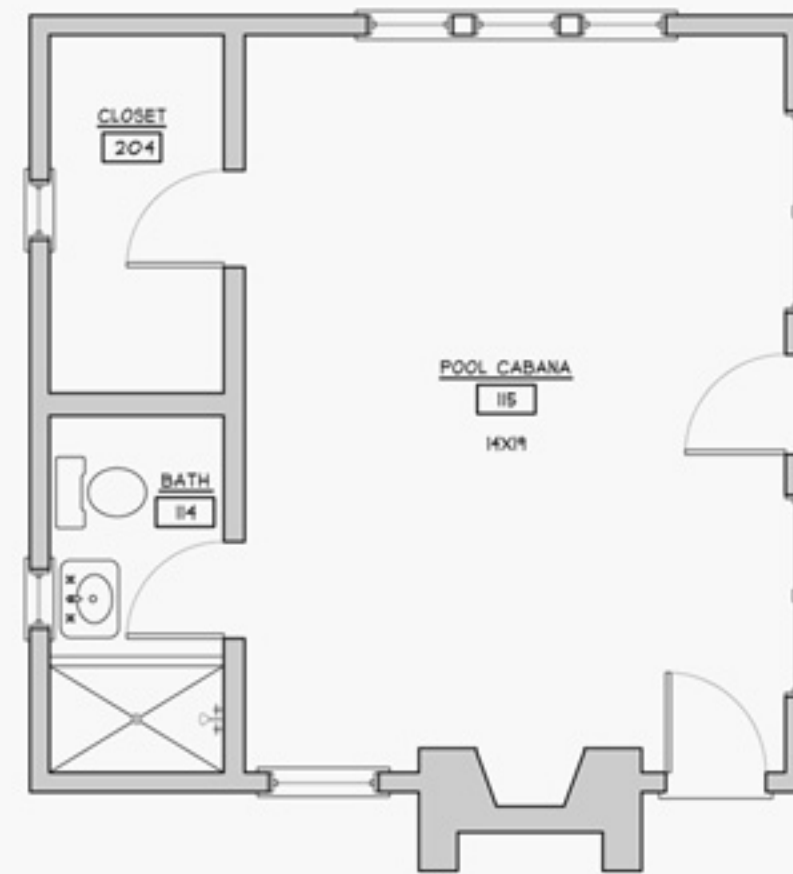
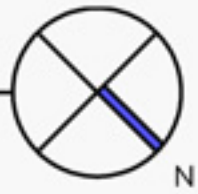
LOT 74

LOT 77





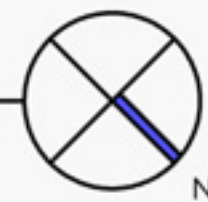
EXISTING FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



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



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





**\$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:

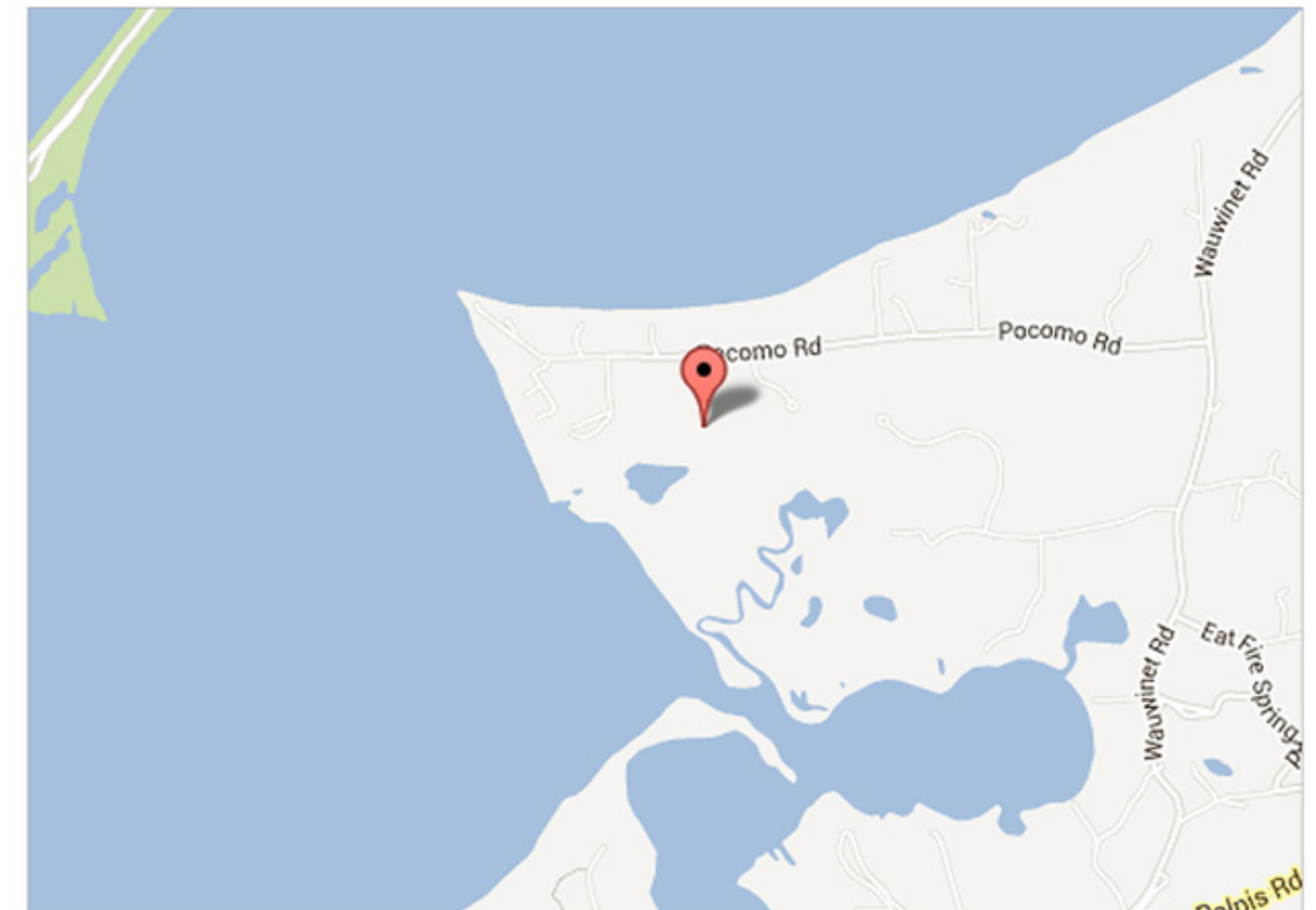
First Floor Bedrooms: 2  
Heating: GasFHA  
Fireplaces: Two  
Floors: Brazilian Cherry, Tile  
Yard: Large  
Parking: Plenty  
Foundation: Poured  
Lead Paint: No  
Recreation and Outdoor Spaces: Deck, Patio, Porch, Private Pool  
Amenities: Alarm, Central A/C, Insulation, Irrigation

### 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.*