

Squam



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 **Pepper Frazier**  
REAL ESTATE





















**NEED FLOOR PLAN**





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# Squam

<b>Type:</b> Single Family	<b>Water View:</b> Ocean	<b>Furnished:</b> Un-Furnished	<b>Lot Size (A):</b> 2.2000
<b>Rooms:</b> 21	<b>Other View:</b> Pastoral	<b>2nd Dwelling:</b> Existing	<b>Plan:</b> None
<b>Bed./Baths:</b> 7/8.5	<b>Year Built:</b> 2005	<b>Zoning:</b> LUG1	<b>Water:</b> Well
<b>Wtr Frontage:</b> Oceanfront	<b>Remodeled:</b> N/A	<b>Lot Size (SF):</b> 95,832	<b>Sewer:</b> Septic

Ocean front, private compound designed for the discriminating buyer to enjoy the island of Nantucket with family and friends. With panoramic ocean views, this spacious estate includes a main house that masterfully wraps around thoughtfully designed outdoor living areas featuring a pool, cabana, decks, gas firepit, spacious lawn, and exquisite gardens. A private boardwalk, elevated over rosa rugosa and native Nantucket foliage, leads to the exclusive Squam beach.

**First Floor:** The first floor features an expansive foyer with high ceilings, overlooking the stunning outdoor living areas. To the right of the foyer is the massive, sun splashed great room, ideal for entertaining, with vaulted ceilings and five sets of French doors overlooking the gardens, pool, and Atlantic Ocean. The great room includes a spacious living area with coffered ceilings and a large high definition, flatscreen television that electronically lowers from the ceiling. A large custom kitchen and oversized pantry features Carrera marble counters, custom cabinetry, subway tiled walls, the finest appliances, and a large island and bar. Situated by the French doors is a dining area for 12+ and room for a billiard table. Also to the right of the foyer is a half bath and sun room featuring a unique mural wall by artist Rufus Porter. To the left of the foyer is a hallway with window seats leading to the first floor master bedroom, featuring a fireplace and an en suite bath.

## Appliances and Other Amenities:

First Floor Bedrooms: 3

Heating: Gas\FHA

Fireplaces: 2 plus

Floors: Wood/Tile

Yard: yes

Parking: yes

Foundation: Poured concrete

Lead Paint: No

Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch,

Private Pool, Private Tennis Court, Hot Tub, Gym

## Taxes and Fees:

Assessment Year: 2012

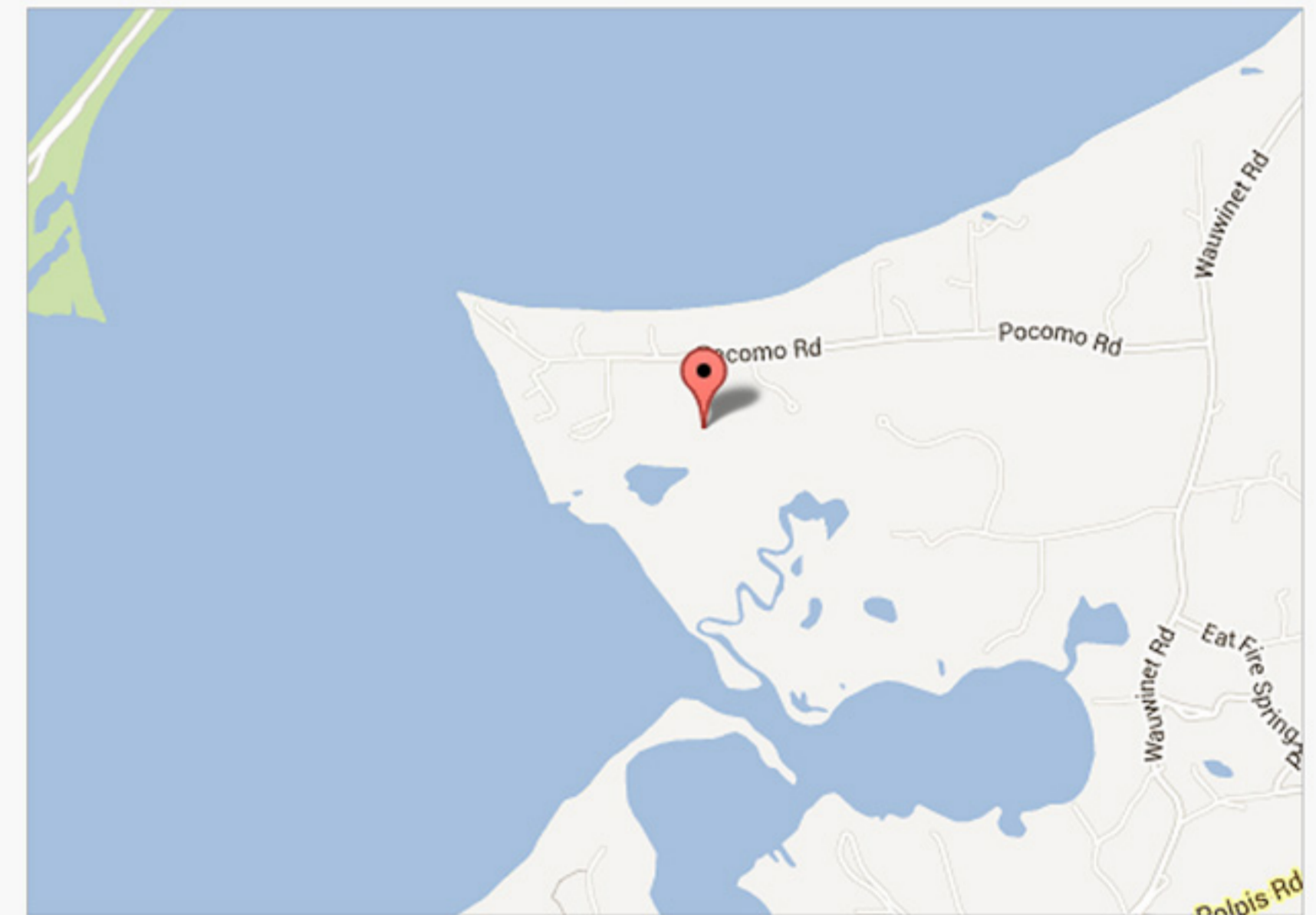
Building Assessment: \$7,070,900

Land Assessment: \$4,658,700

Total Assessment: \$11,729,600

## Easements:

See Certificate 20,402



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