

*Vinecliff*

\$17,950,000



47 Cliff Road



**Pepper Frazier**  
REAL ESTATE











Can be subdivided into 4 buildable lots (5 total)



# Cliff

**\$17,950,000**

<b>Type:</b> Single Family	<b>Water View:</b> Harbour	<b>Furnished:</b> Un-Furnished	<b>Lot Size (A):</b> 1.0800
<b>Rooms:</b> 22	<b>Other View:</b> Sound	<b>2nd Dwelling:</b> Existing	<b>Plan:</b> N/A
<b>Bed./Baths:</b> 12/8	<b>Year Built:</b> 1900	<b>Zoning:</b> R1/SR1	<b>Water:</b> TOWN
<b>Wtr Frontage:</b> None	<b>Remodeled:</b> N/A	<b>Lot Size (SF):</b> 47130.00	<b>Sewer:</b> TOWN

Rare opportunity to acquire the spectacular Vincecliff estate. Stunning property in the most coveted part of Cliff Road. Sweeping views over the Jetties, Brant Point Lighthouse, across Nantucket Sound to Coatue, Great Point Lighthouse and Nantucket Harbor. Only property on the Cliff that fully abuts conservation land (which was gifted by this family in 1966 to the Nantucket Conservation Foundation and the first parcel ever gifted to the NCF) and has unobstructed water views. Well-maintained circa 1880's main house, 1965 (renovated and expanded in the '80's and '90's) guest cottage and 1986 carriage house on a meticulously landscaped property with beautiful old growth trees and extensive lawns.

**First Floor:** Large foyer with center staircase that leads to grand and gracious dining room and flows into sun room on one side and living room with wood burning fireplace on the other side. Sun room with a wall of glass overlooking Nantucket Sound; east door leads to the patio to enjoy al fresco dining;

**Second Floor:** Master bedroom with en-suite bath and balcony deck with sweeping views. Second master bedroom with en-suite bath and spectacular views. Two guest bedrooms with views and shared hall bath. Three additional bedrooms with hall bath. Back staircase.

**Basement:** Crawl space.

### Appliances and Other Amenities:

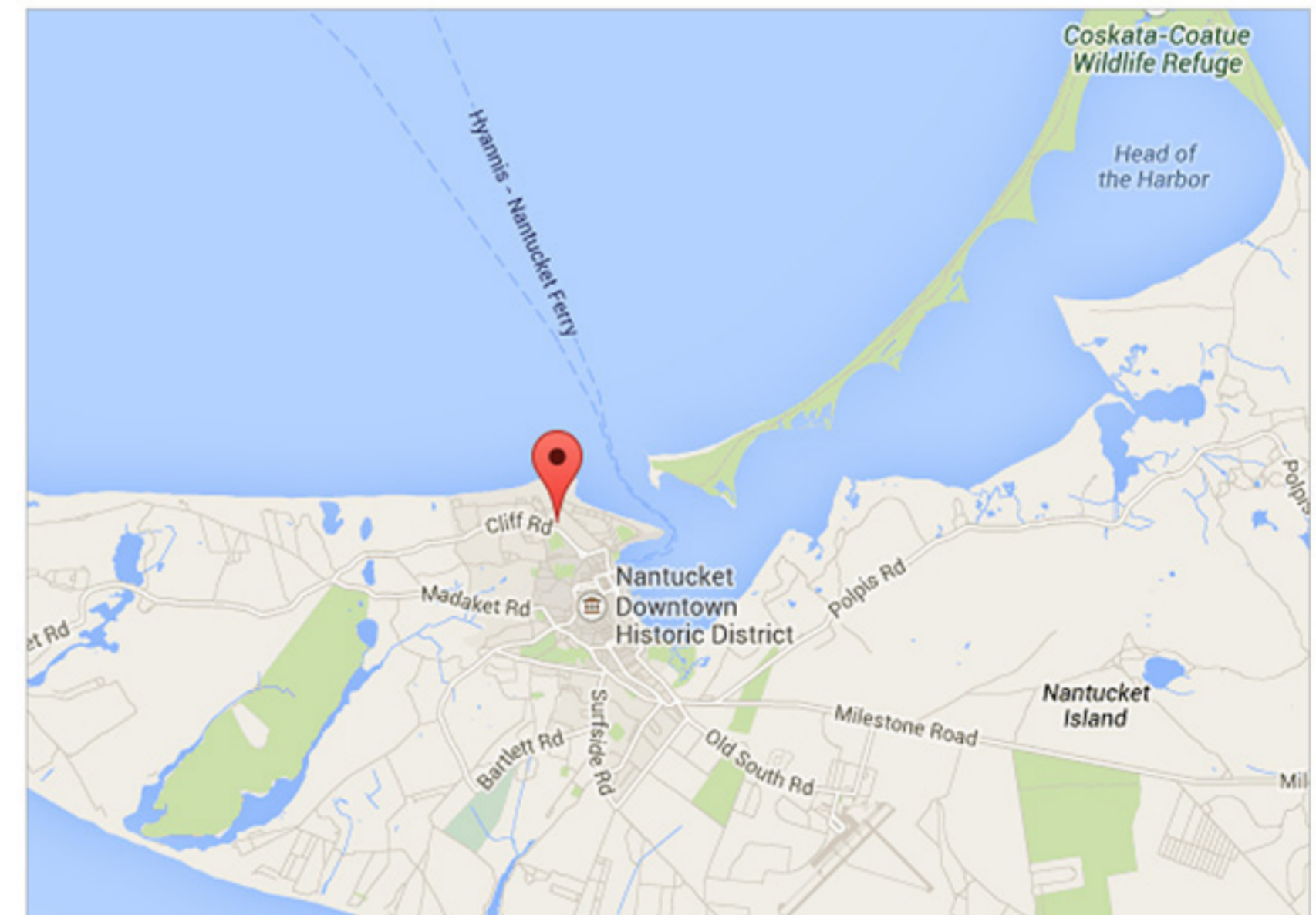
- First Floor Bedrooms: 1
- Heating: Electric
- Fireplaces: Two
- Floors: Wood/Tile
- Yard: Large
- Parking: Plenty
- Foundation: Crawl
- Lead Paint: Unknown
- Recreation and Outdoor Spaces: Deck, Patio, Porch
- Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

### Taxes and Fees:

- Assessment Year: 2011
- Building Assessment: \$2,090,800
- Land Assessment: \$5,079,200
- Total Assessment: \$7,170,000

### Easements:

None known.



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