

Vinecliff

\$17,950,000



47 Cliff Road



Pepper Frazier
REAL ESTATE









CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.*
REAR/SIDE SETBACK: 5 FT.*
GROUND COVER % : 30 %

*139-16 C.(3): 10' SETBACK REQUIRED FOR ANY STREET OR WAY.

Can be subdivided into 4 buildable lots (5 total)

NOTE:
EXISTING CONTOUR LINES SHOWN HEREON ARE BASED ON THE TOWN OF NANTUCKET G.I.S.

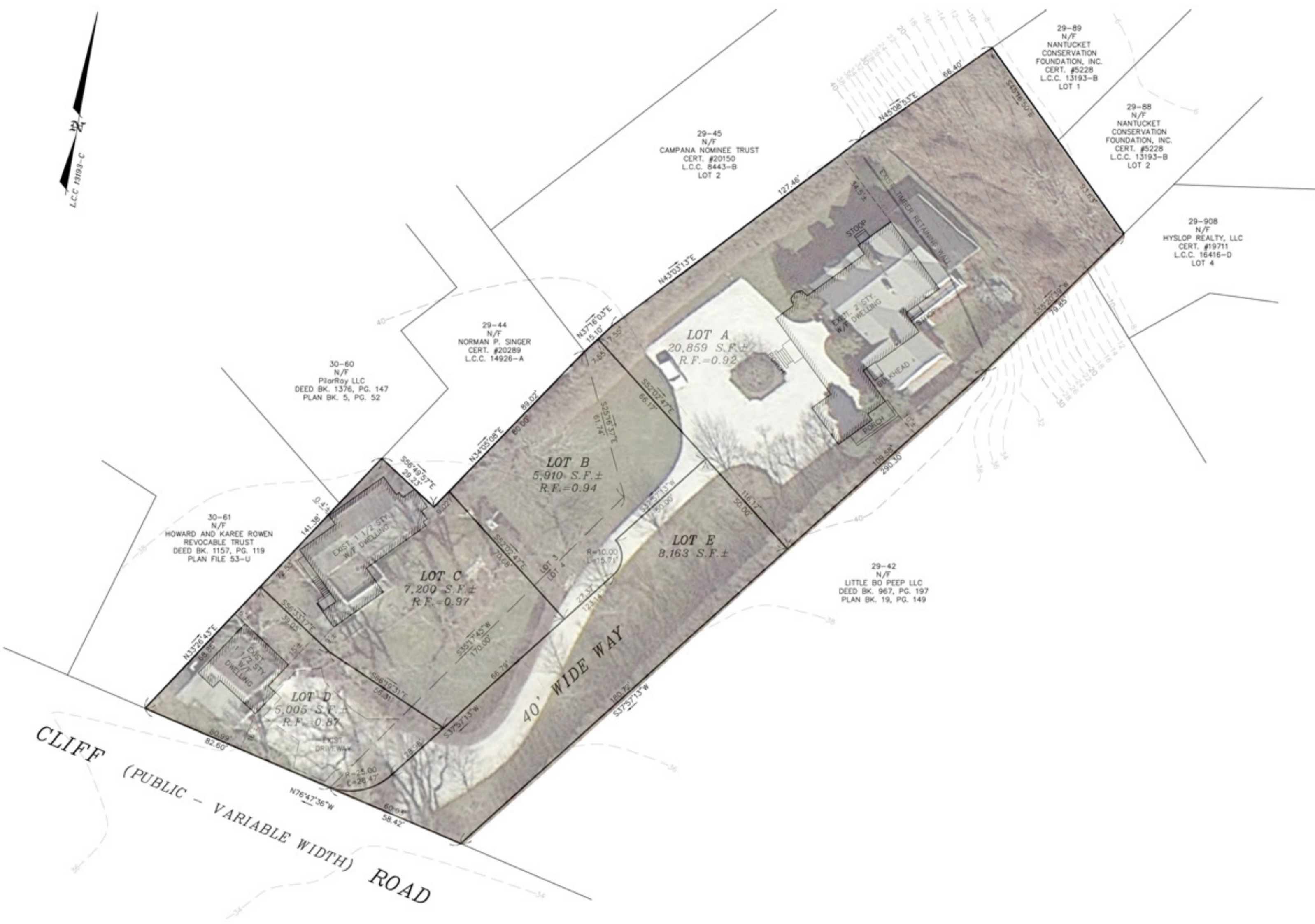
EXISTING STRUCTURES SHOWN HEREON ARE SCALED LOCATIONS FROM A PLAN ENTITLED "AS-BUILT PLOT PLAN IN NANTUCKET, MASSACHUSETTS, SCALE: 1"=30', DATE: FEB 15, 1999" BY EMACK SURVEYING.



OWNER INFORMATION

VINECLIFF NOMINEE TRUST
CERT. OF TITLE #18562
L.C.C. 13193-C, LOT 4
ASSESSOR'S MAP 29, PARCEL 43
#47 CLIFF ROAD

H. HANFORD SMITH, II et al
CERT. OF TITLE #20655
L.C.C. 13193-C, LOT 3
ASSESSOR'S MAP 29, PARCEL 43.1
#47B CLIFF ROAD



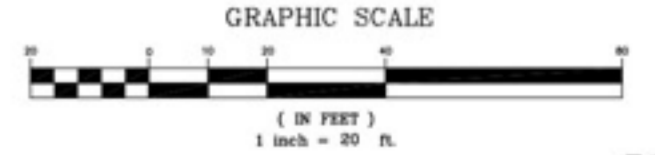
BEING A SUBDIVISION OF LOTS 3 & 4
AS SHOWN ON L.C.C. 13193-C

**Preliminary
Plan of Land**
in
Nantucket, Mass.

Prepared for
VINECLIFF NOMINEE TRUST

Scale: 1"= 20' AUGUST 5, 2013

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026





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

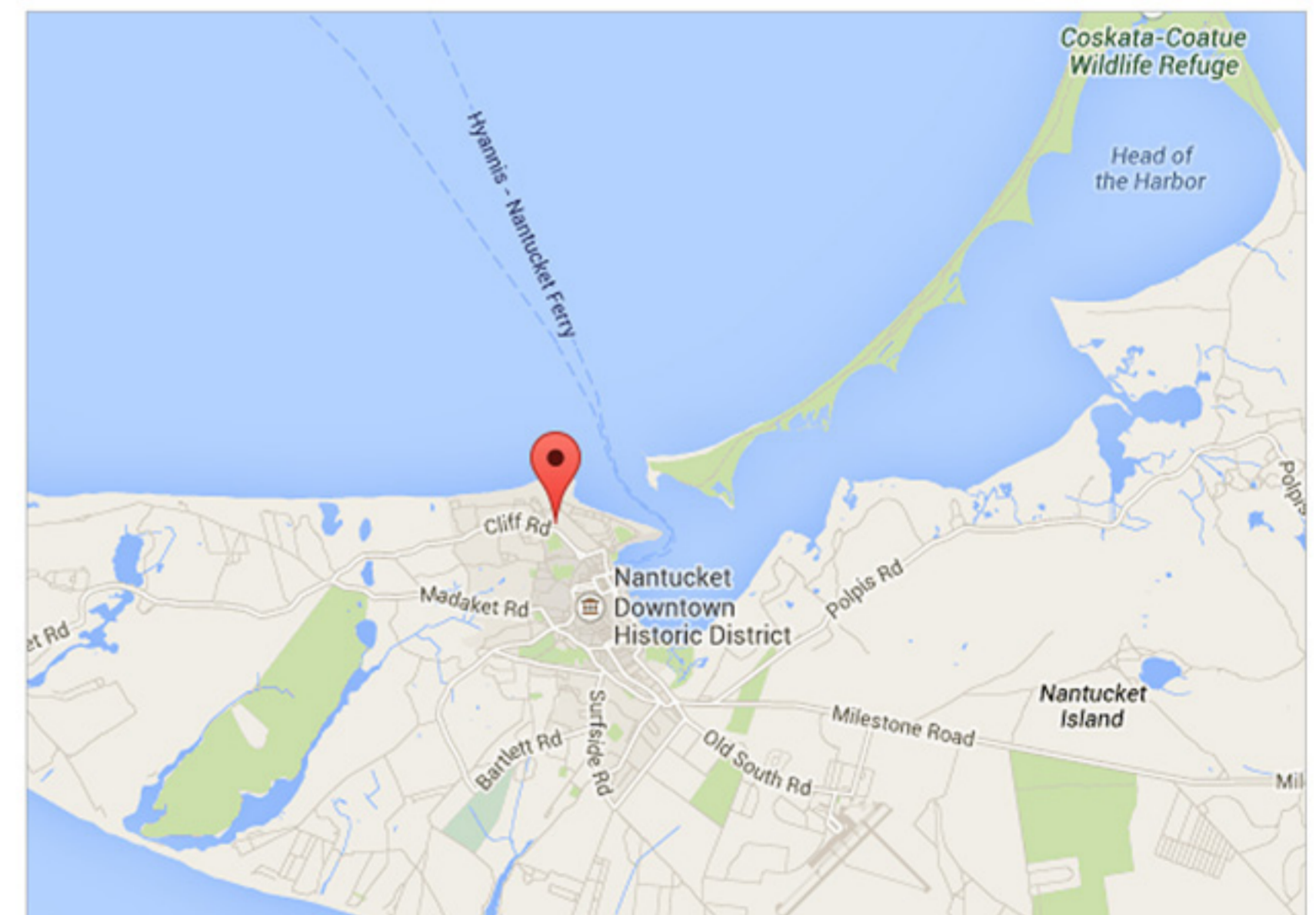
- First Floor Bedrooms: 1
- Heating: Electric
- Fireplaces: Two
- Floors: Wood/Tile
- Yard: Large
- Parking: Plenty
- Foundation: Crawl
- Lead Paint: Unknown
- Recreation and Outdoor Spaces: Deck, Patio, Porch
- Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

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.