

Vinecliff

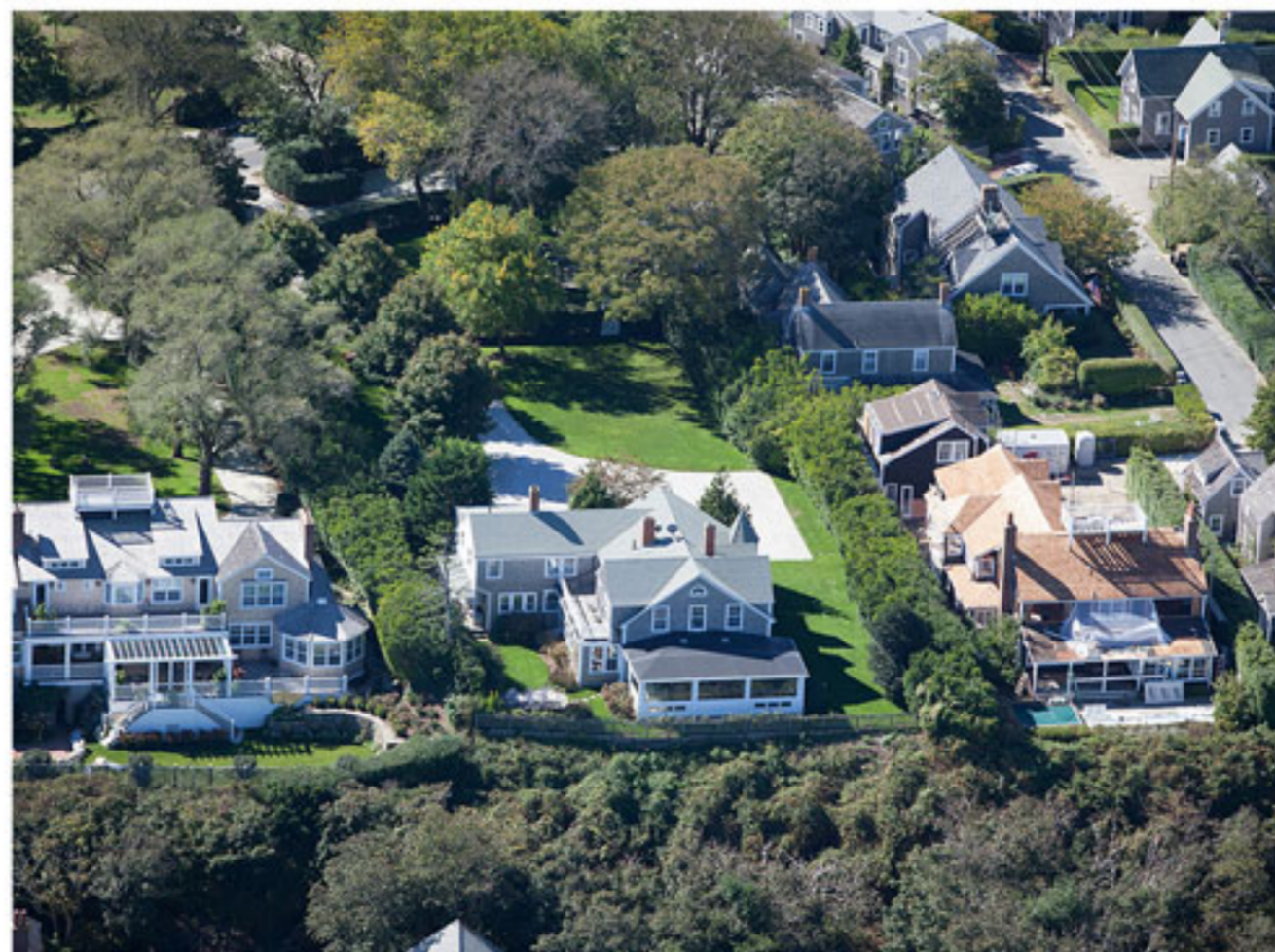
\$17,950,000



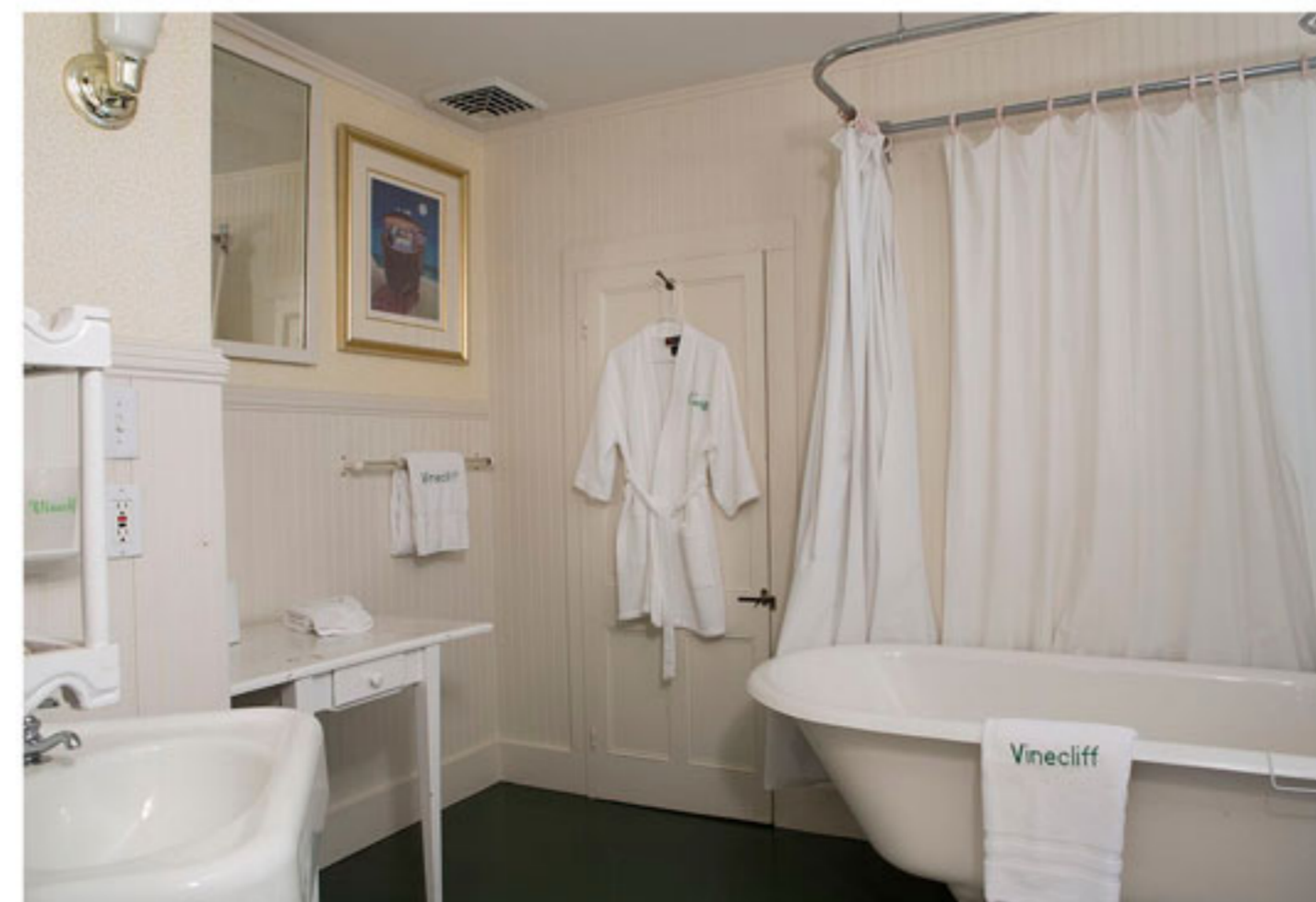
47 Cliff Road



Pepper Frazier
REAL ESTATE













Cliff

\$17,950,000

Type: Single Family

Rooms: 22

Bed./Baths: 12/8

Wtr Frontage: None

Water View: Harbour

Other View: Sound

Year Built: 1900

Remodeled: N/A

Furnished: Un-Furnished

2nd Dwelling: Existing

Zoning: R1/SR1

Lot Size (SF): 47130.00

Lot Size (A): 1.0800

Plan: N/A

Water: TOWN

Sewer: TOWN

Rare opportunity to acquire the spectacular Vinecliff 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. Currently two parcels that equal 47,130 sf in R1/5,000 sf zoning which allows for pools and further division of the property - conceptual plan for four buildable lot division available. This offering is not to be missed.

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: Decks, Patios, Porch

Amenities: Gardens, Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees:

Assessment Year: 2013

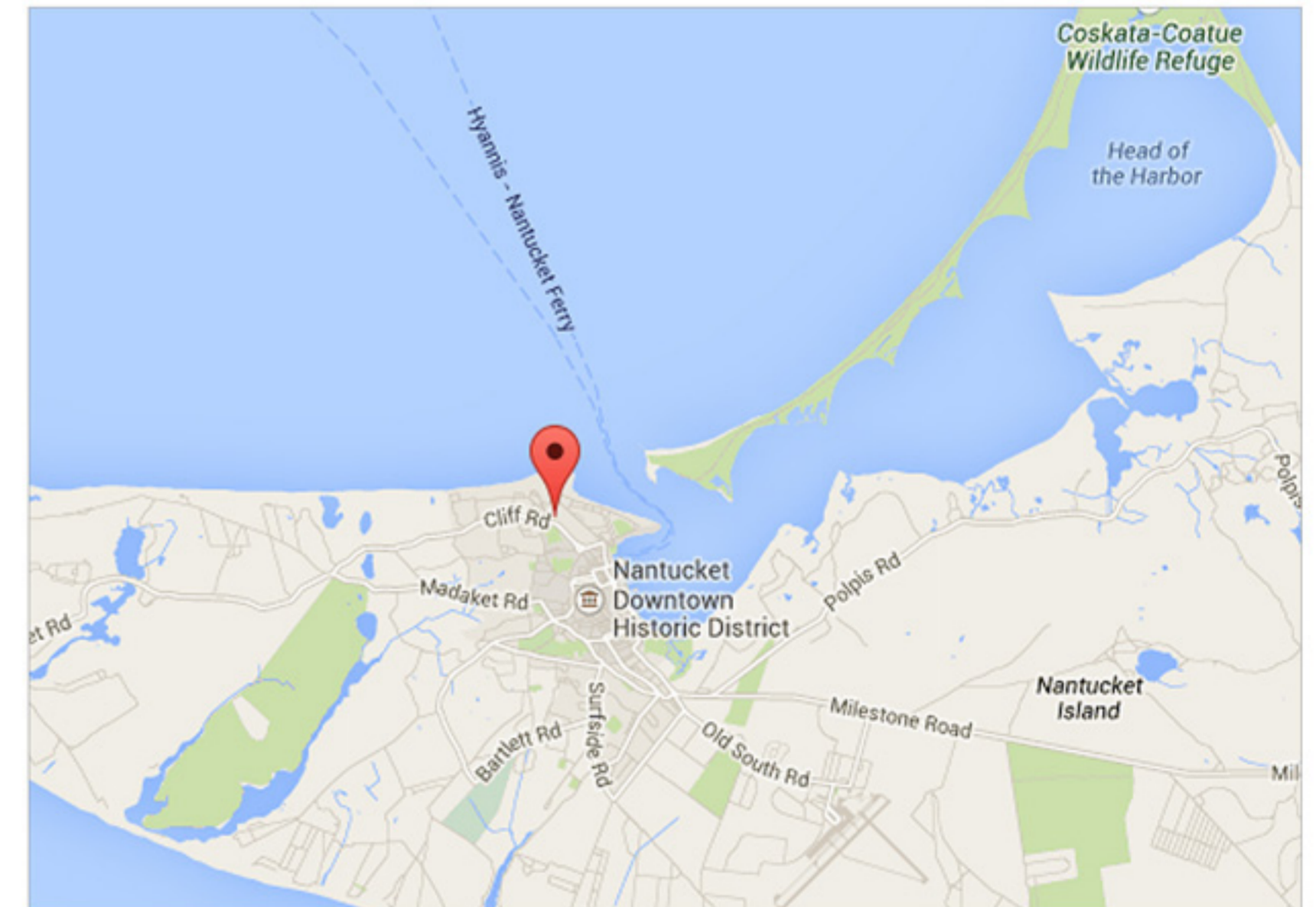
Building Assessment: \$2,090,800

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.



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