

Vinecliff

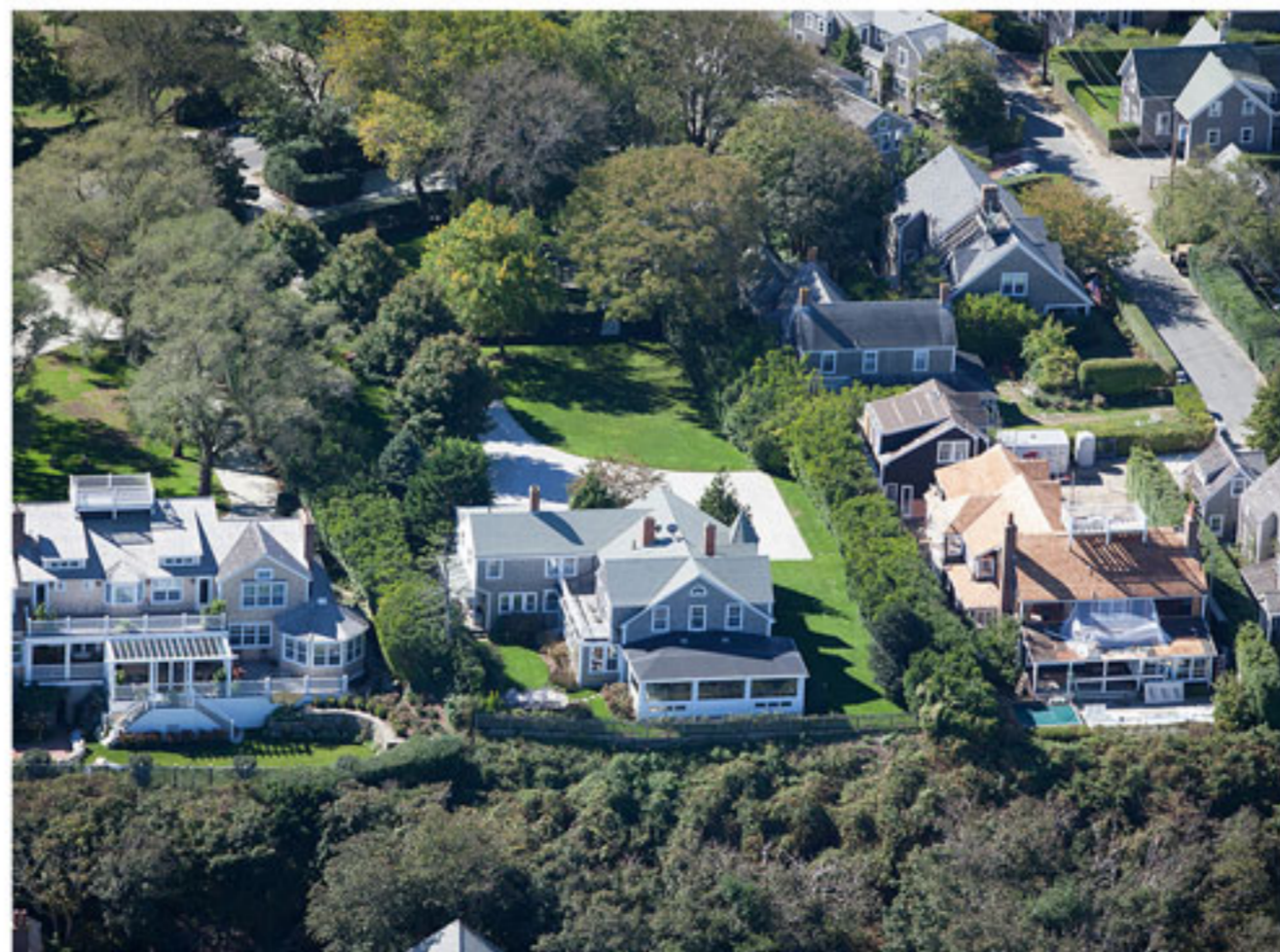
\$17,950,000



47 Cliff Road



Pepper Frazier
REAL ESTATE













Cliff

\$17,950,000

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 Vinecliff - a stunning property in the most coveted part of Cliff Road. The entire 1.08 acre property is in the process of being sub-divided into three parcels. Lots 2 and 3 are also currently available for \$3.0mm each. Plenty of ground cover available for guest house and/or garage and pool. Sweeping views over the Jetties, Brant Point Lighthouse, across Nantucket Sound to Coatae, 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 so has unobstructed water views. Well-maintained circa 1880's 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:

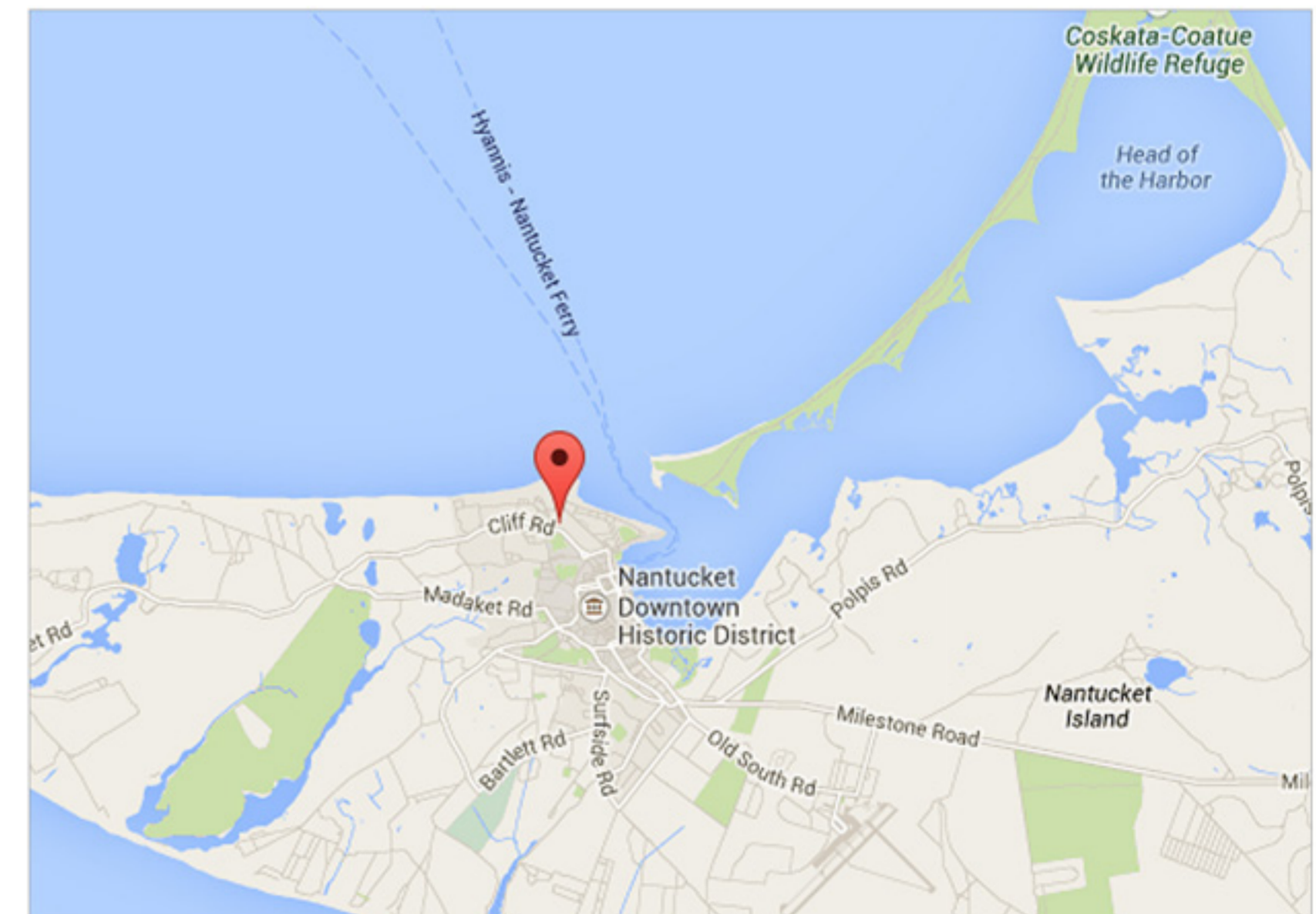
First Floor Bedrooms: 1
Heating: Electric
Fireplaces: Two
Floors: Wood/Tile
Yard: Large
Parking: Plenty
Foundation: Crawl
Lead Paint: Unknown
Recreation and Outdoor Spaces: Decks, Patios, Porch
Amenities: Gardens, Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

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.