



Cliff
\$17,950,000

 **Pepper Frazier**
REAL ESTATE











CURRENT ZONING CLASSIFICATION:
Residential 1 (R-1)

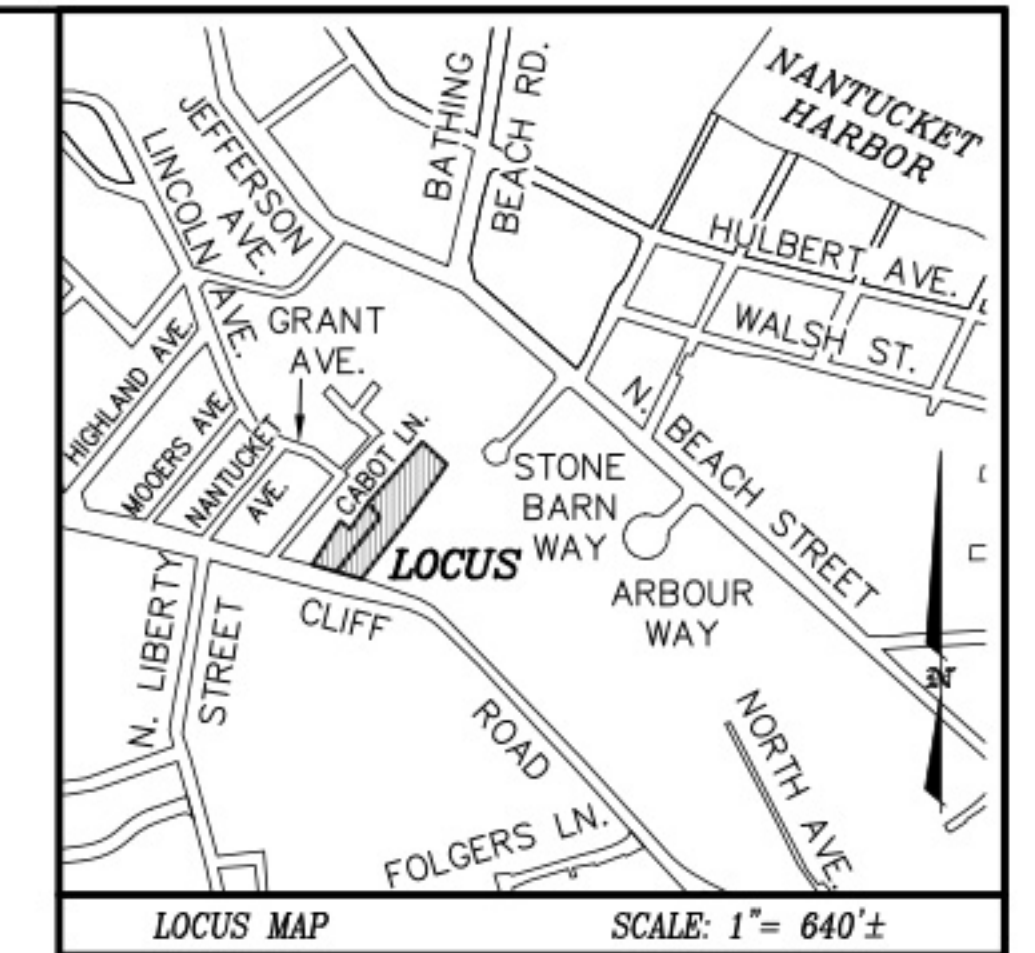
MINIMUM LOT SIZE: 5000 S.F.
MINIMUM FRONTAGE: 50 FT.
FRONT YARD SETBACK: 10 FT.*
REAR/SIDE SETBACK: 5 FT.*
GROUND COVER % : 30 %

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

NOTE:

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

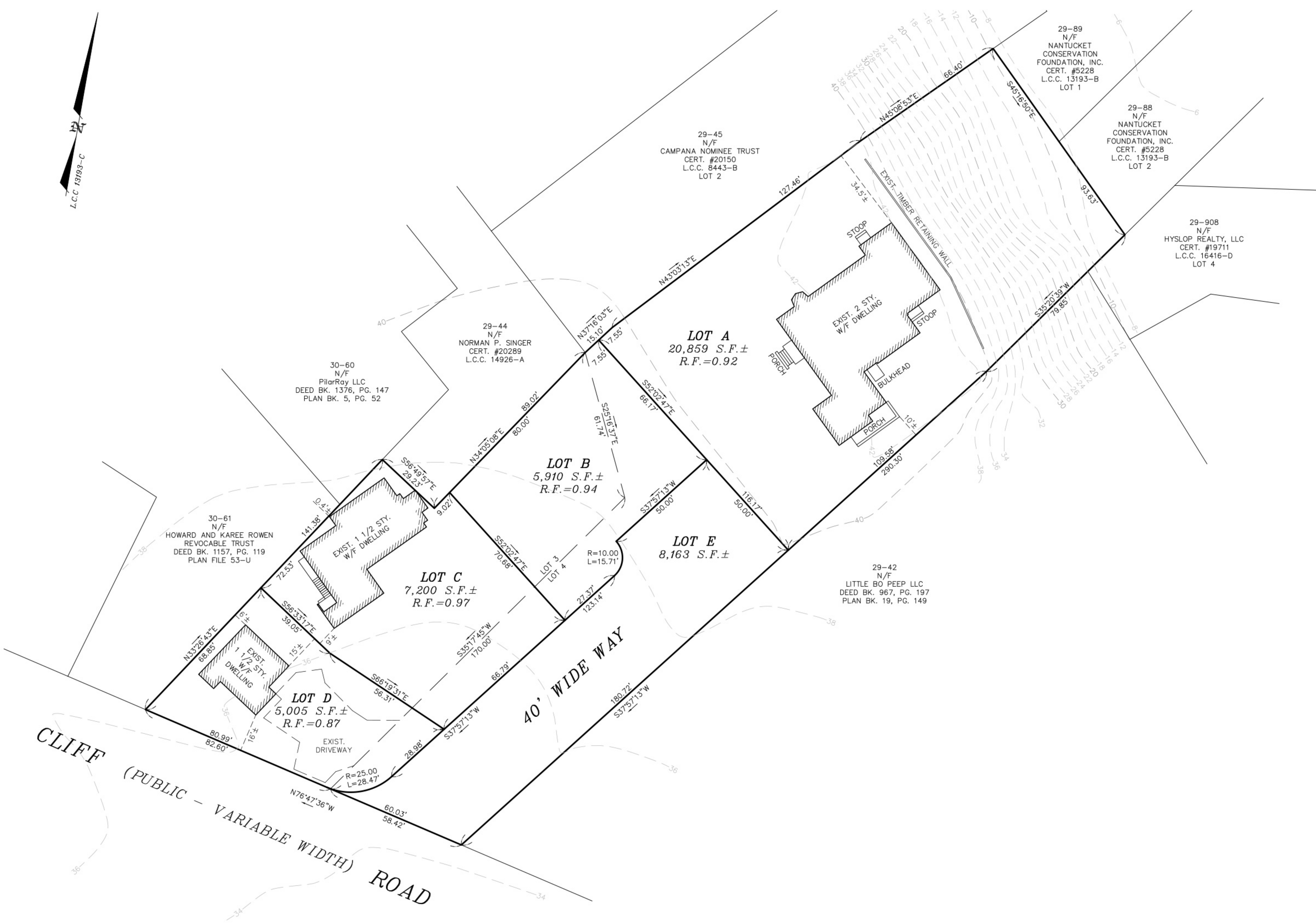
EXISTING STRUCTURES SHOWN HEREON ARE SCALED LOCATIONS FROM A PLAN ENTITLED "AS-BUILT PLOT PLAN IN NANTUCKET, MASSACHUSETTS, SCALE: 1"=30', DATE: FEB 15, 1999" BY EMACK SURVEYING.



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, III 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

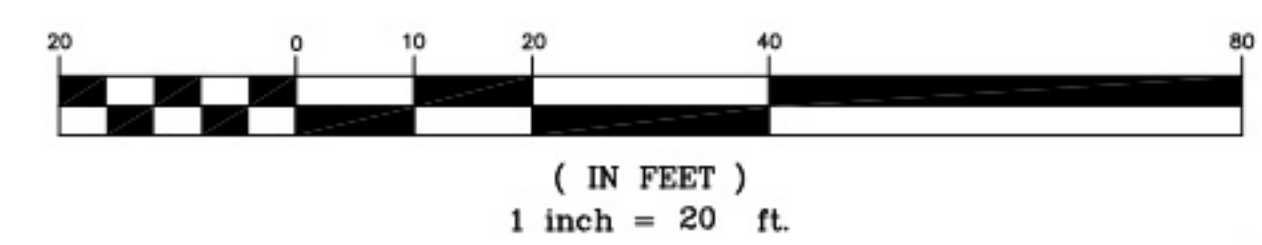
in
Nantucket, Mass.

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

GRAPHIC SCALE



Area

\$17,950,000

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

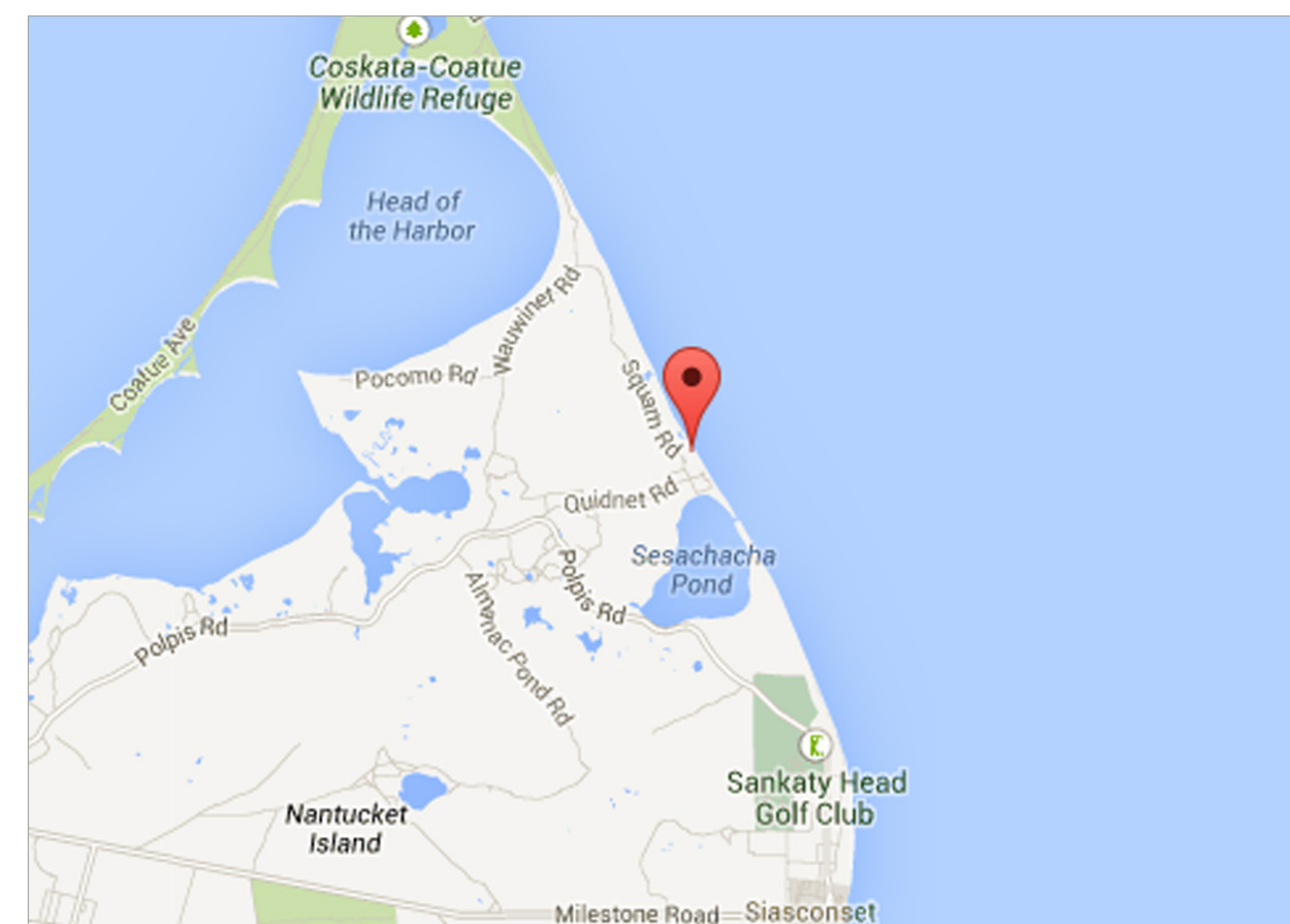
Building Assessment: \$7,070,900

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.