

*33 Squam Road*

\$22,950,000



**Squam**



**Pepper Frazier**  
REAL ESTATE









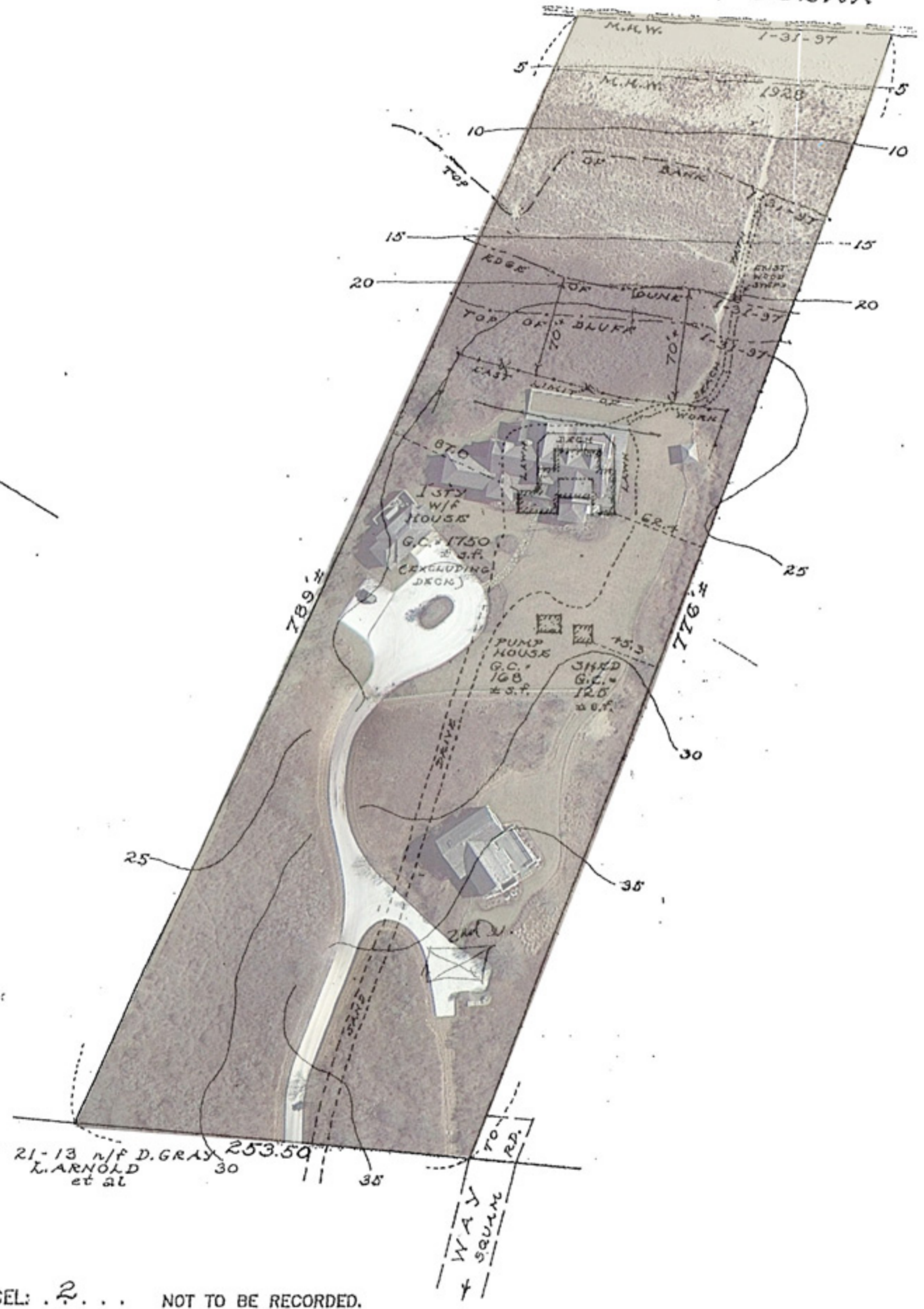
ZONING CLASSIFICATION: L.U., 1.

EXISTING:

MIN. AREA: 40000 S.F.  
MIN. FRONTAGE: 100 FT.  
FRONT YARD S.B.: 35 FT.  
REAR & SIDE S.B.: 10 FT.  
GROUND COVER (%): 7%

170340±S.F.  
SEE PLAN.  
.....  
.....  
.....

ATLANTIC OCEAN



21-3  
n/f  
EST. OF SARAH J.  
HUTTON  
LOT 4  
L.C. 11232 E

I CERTIFY, AS OF : . . . . . THAT  
THE BUILDING(S) IS/ARE LOCATED ON THE  
GROUND AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR

THIS PLOT PLAN WAS PREPARED FOR THE TOWN  
OF NANTUCKET BUILDING DEPARTMENT ONLY AND  
SHOULD NOT BE CONSIDERED A PROPERTY LINE  
SURVEY. THIS PLAN SHOULD NOT BE USED TO  
ESTABLISH PROPERTY LINES, FENCES, HEDGES, OR  
ANY ANCILLARY STRUCTURES ON THE PREMISES.  
THE PROPERTY LINES SHOWN RELY ON CURRENT  
DEEDS AND PLANS OF RECORD.  
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO  
TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.  
OWNERS OF ADJOINING PROPERTIES ARE SHOWN  
ACCORDING TO CURRENT ASSESSOR RECORDS.

21-1  
n/f  
DALE E. HANST, TR.  
LOT I.  
L.C. 8598 G

ASSESSOR MAP: 21 . . . , PARCEL: 2 . . . NOT TO BE RECORDED.

EXISTING CONDITIONS  
BUILDING LOCATION PLAN  
OF LAND IN  
NANTUCKET, MASS.

SCALE: 1" = 80' DATE: 1-31-97  
CHEMICAL BANK & TRUST CO. OF  
FLORIDA, N.A. TRUSTEE OF LOUISE  
WOLF ARNOLD 1988 GRANTOR INCOME  
TRUST  
Deed: L.C. 13699 . . . Plan Lot J . . .  
L.C. 8598 G

Locus 33 SQUAM R.D. . . . .  
CHARLES W. HART & ASSOCIATES, Inc.  
SANFORD BOAT BUILDING  
49 SPARKS AVENUE  
NANTUCKET, MASS. 02564  
(508) 228-8910

H-5262



## 33 Squam Road, Squam

**\$22,950,000**

<b>Type:</b> Single Family	<b>Water View:</b> Ocean	<b>Furnished:</b> Un-Furnished	<b>Lot Size (A):</b> 4.0000
<b>Rooms:</b> 17	<b>Other View:</b> Pastoral	<b>2nd Dwelling:</b> Existing	<b>Plan:</b> N/A
<b>Bed./Baths:</b> 9/10	<b>Year Built:</b> 1999	<b>Zoning:</b> LUG2	<b>Water:</b> Well
<b>Wtr Frontage:</b> OceanFront	<b>Remodeled:</b> N/A	<b>Lot Size (SF):</b> 174240.00	<b>Sewer:</b> Septic

Follow the long white shell driveway to this awe-inspiring private Squam Road compound with main house, cottage with separate driveway entrance and 2 car garage with studio. Bright grand open spaces with high ceilings and breathtaking ocean views throughout! Enjoy the cool ocean breezes from the covered wrap around deck or kick off your flip flops and take a short stroll down the sandy pathway to relax on the beach! For those grey Nantucket days or a quiet evening-in sit back and relax in the comfort of one of the island's most extraordinary professionally built home theaters where no expense was spared! Lovely grounds with a mix of wild fields, stone walls, rock pathways, manicured lawns and well thought out garden spaces.

**First Floor:** Enter into a magnificent open two story living area with panoramic ocean views, corner fireplace, bar area, closet storage and a door out to the covered deck sitting area with ceiling fans. Continue to the intimate breakfast dining area and open kitchen with large center island with high end appliances, refrigerated drawers and two dishwashers.

**Second Floor:** Grand stairway leads to the open balcony sitting area with breathtaking cathedral ceiling second floor ocean views. Wake up surrounded by the ocean from the bedroom to the right of the stairway with en-suite bath and tiled shower and closet with built-ins. On the other side of the balcony is the large master suite with sitting area, door out to ocean side deck, en-suite bath with soaking tub, large tiled spa shower, twin sinks, twin water closets and large closet with built-ins.

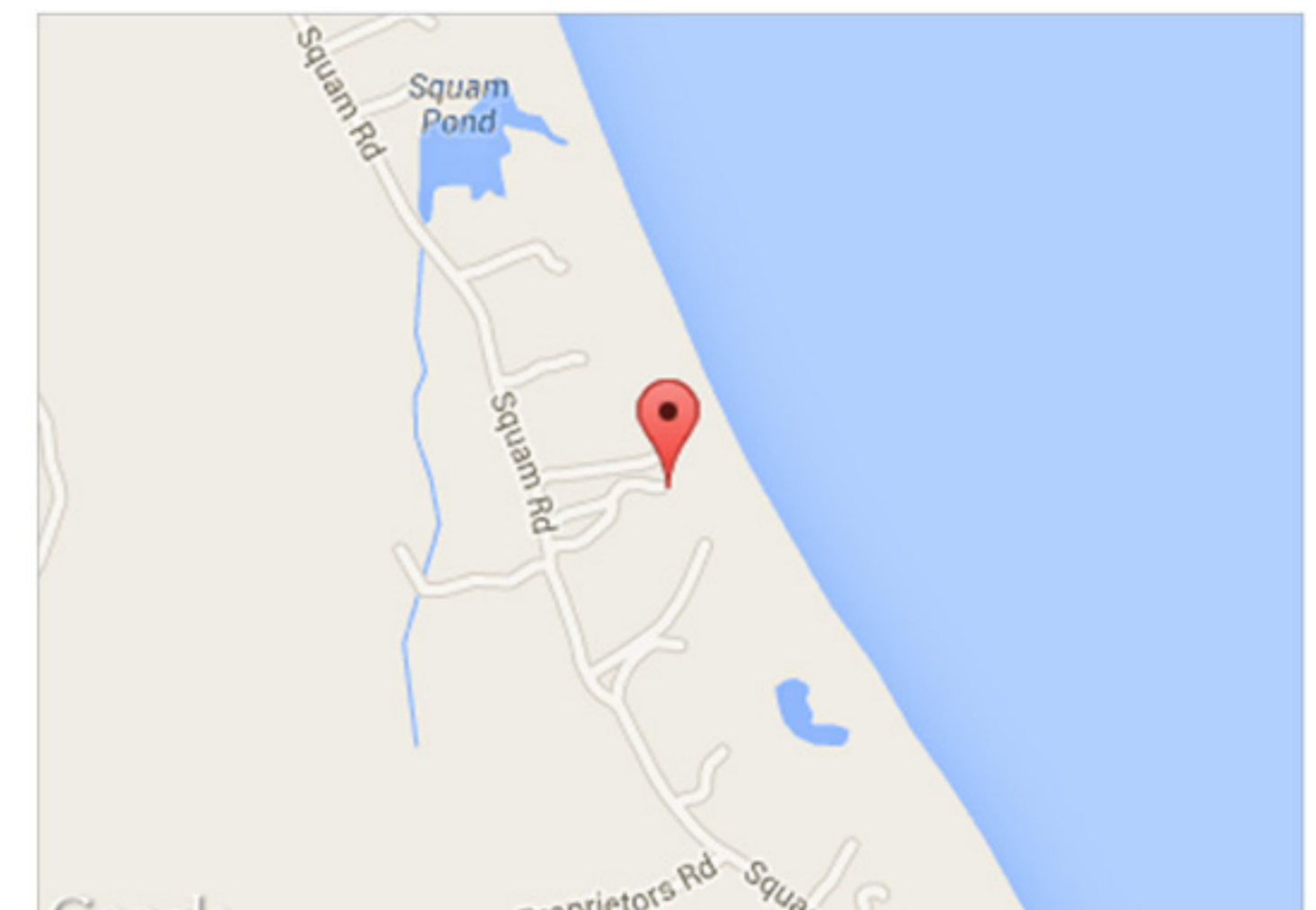
**Basement:** Lower level features a wet bar at the foot of the stairs outside the amazing home theater. One of Nantucket's most extraordinary theaters, designed by a well known amphitheater specialist, includes the highest quality soundproofing, sound systems and comfortable seating. On the other side of the theater is a separate control room, a half bath and work out room.

### Appliances and Other Amenities:

First Floor Bedrooms: 5  
Heating: GasFHA  
Fireplaces: 2  
Floors: Wood  
Yard: Yes  
Parking: Yes  
Foundation: Poured  
Lead Paint: No  
Recreation and Outdoor Spaces: Deck, Garden, Porch  
Amenities: Alarm, Central A/C, Irrigation, Outdoor Shower

### Taxes and Fees:

Assessment Year: 2011  
Building Assessment: \$3,401,900  
Land Assessment: \$5,233,500  
Total Assessment: \$8,635,400



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