

*58 Pochick Avenue*

\$1,945,000



Surfside



**Pepper Frazier**  
REAL ESTATE











**\$1,945,000**

**58 Pochick Avenue**

**Surfside**

**Type:** Single Family  
**Rooms:** 8  
**Bed./Baths:** 5/3.5  
**Wtr Frontage:** None

**Water View:** None  
**Other View:** None  
**Year Built:** 1991  
**Remodeled:** 2009

**Furnished:** Un-Furnished  
**2nd Dwelling:** Potential  
**Zoning:** LUG1  
**Lot Size (SF):** 56000.00

**Lot Size (A):** 1.2900  
**Plan:** N/A  
**Water:** Well  
**Sewer:** Septic

Luxurious Beach Home short distance to highly sought after Surfside beaches on an oversized lot in a private setting. Well maintained house with beachy natural pine & "ship lap" ceilings throughout and many recent construction updates, including renovated high end kitchen and baths; and major home addition effectively increasing home size by 100%. Outdoor beach living at its finest with the many outside decks, large front porch and yard area. Home is airy and light with lots of windows and French doors, and cathedral ceilings in new wing. Plenty of expansion room for a separate guest cottage and/or an addition, pool and/or tennis court. Strong rental history. Enjoy the sea breezes and peaceful setting on this well appointed property. Very close to many beaches, including Surfside Beach.

**First Floor:** Enter into large Living Room...Great for Entertaining. New "high end" kitchen with granite countertops, high end appliances & cabinets, and new large tile floor. Large kitchen granite top center island with bar seating & SS bar sink. Kitchen flows into dining area and access to south side deck through large light & airy door system. Also, on first level, private laundry room w/central vacuum system and beautifully tiled powder room and all wood enclosed stairs with storage leads to second level.

**Second Floor:** Large second master Bedroom with en suite full bath and two guest bedroom sharing full bath. Pull down stairs leads to large storage attic.

**Basement:** FULL SEPARATE BASEMENT partially finished with large access down cement stairs leading to secure work shop and storage.

**Appliances and Other Amenities:**

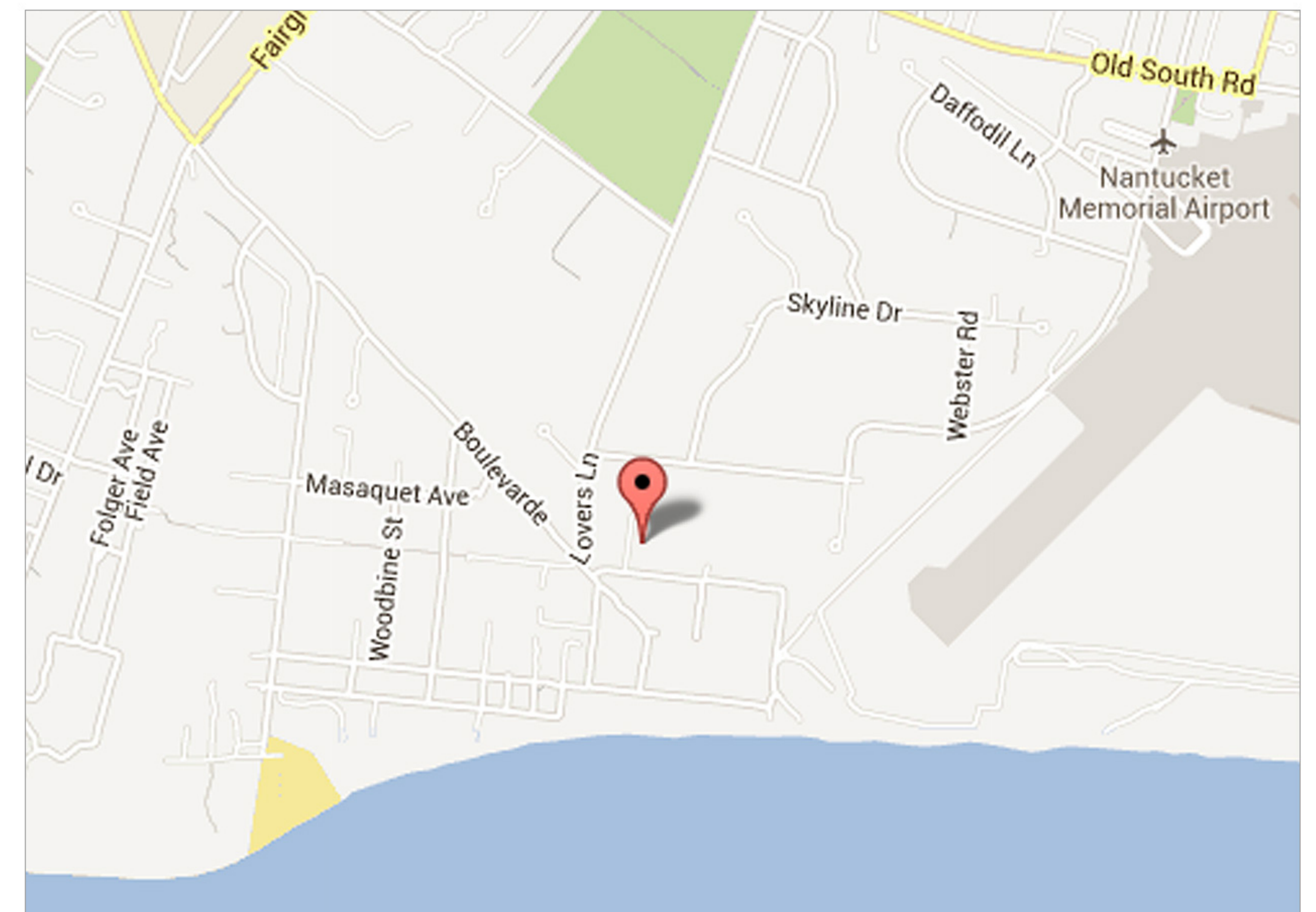
First Floor Bedrooms: 1  
Heating: Oil/FHW  
Fireplaces: One  
Floors: Wood/Tile  
Yard: Yes  
Parking: Yes  
Foundation: Poured  
Lead Paint: No  
Recreation and Outdoor Spaces: Deck, Porch  
Amenities: Central A/C, Insulation, Irrigation

**Easements:**

Currently an oversized lot, but potential to acquire abutting paper road(s), making the lot even larger.

**Taxes and Fees**

Assessment Year: 2012  
Building Assessment: 833,000  
Land Assessment: 901,300  
Total Assessment: 1,734,300



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



19 CENTRE STREET  
NANTUCKET, MA 02554

508.228.3202 (p)  
508.228.8756 (f)

www.JPFCO.com  
office@jpfco.com