



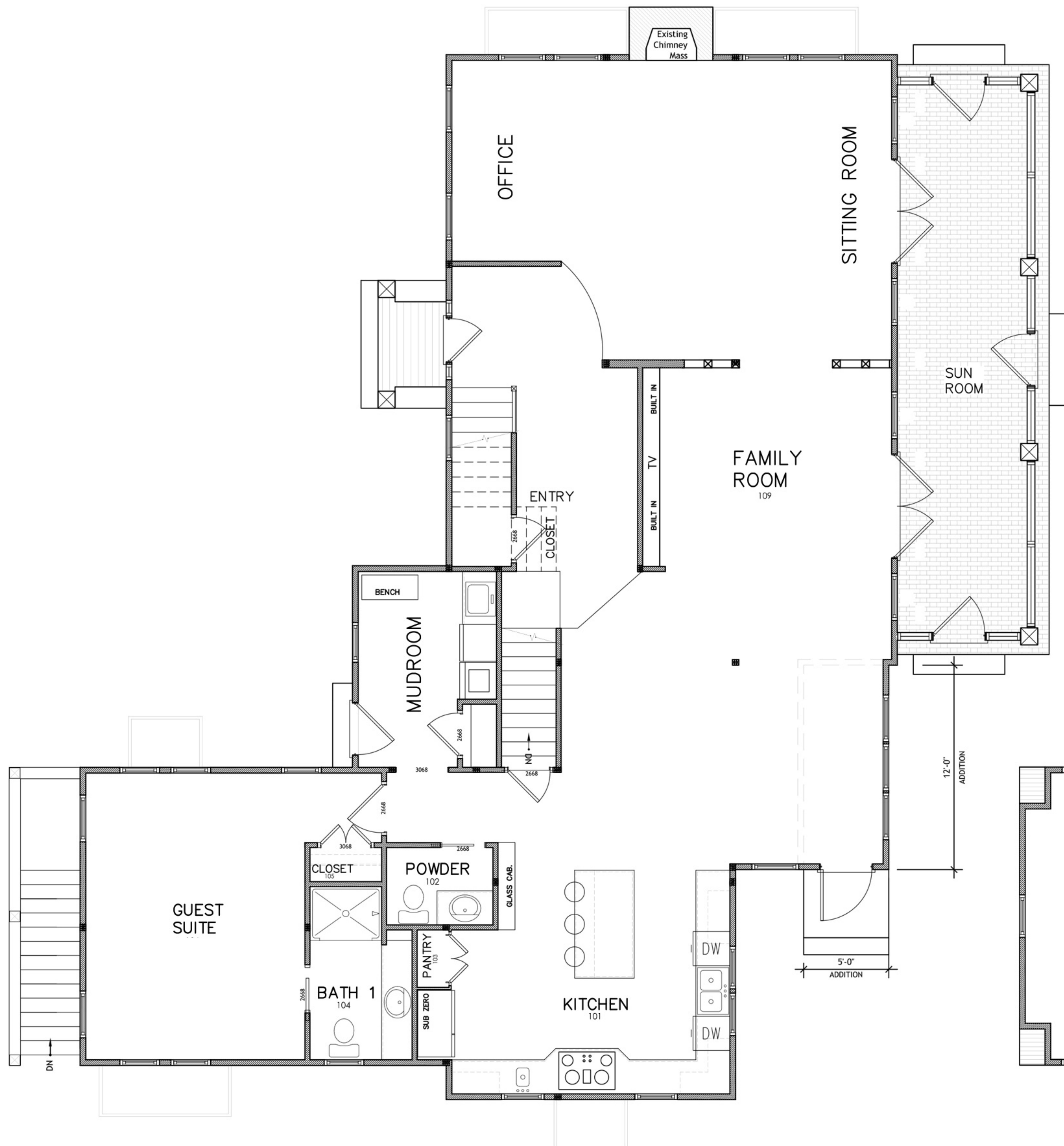
**Monomoy**



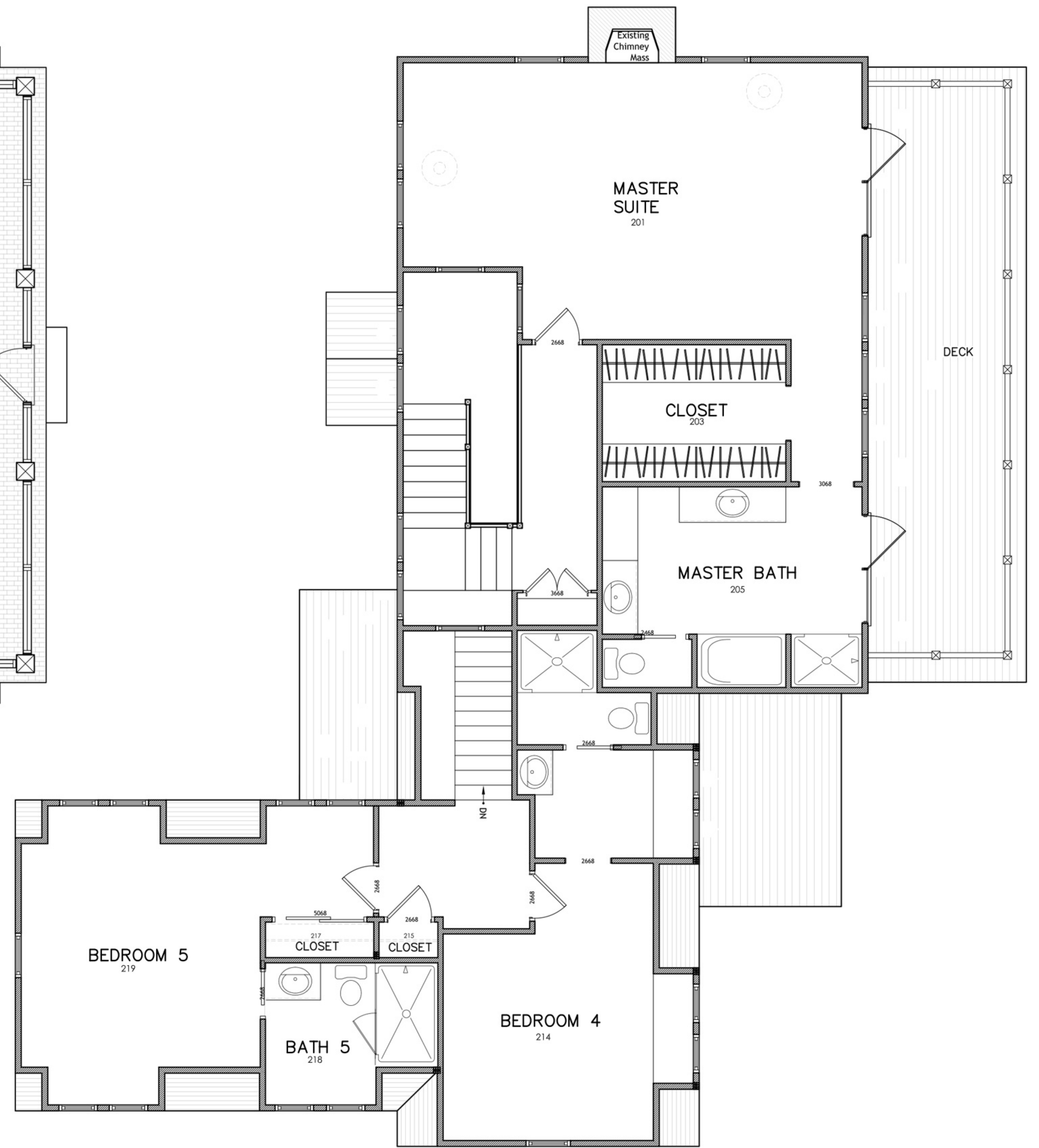
**Pepper Frazier**  
REAL ESTATE







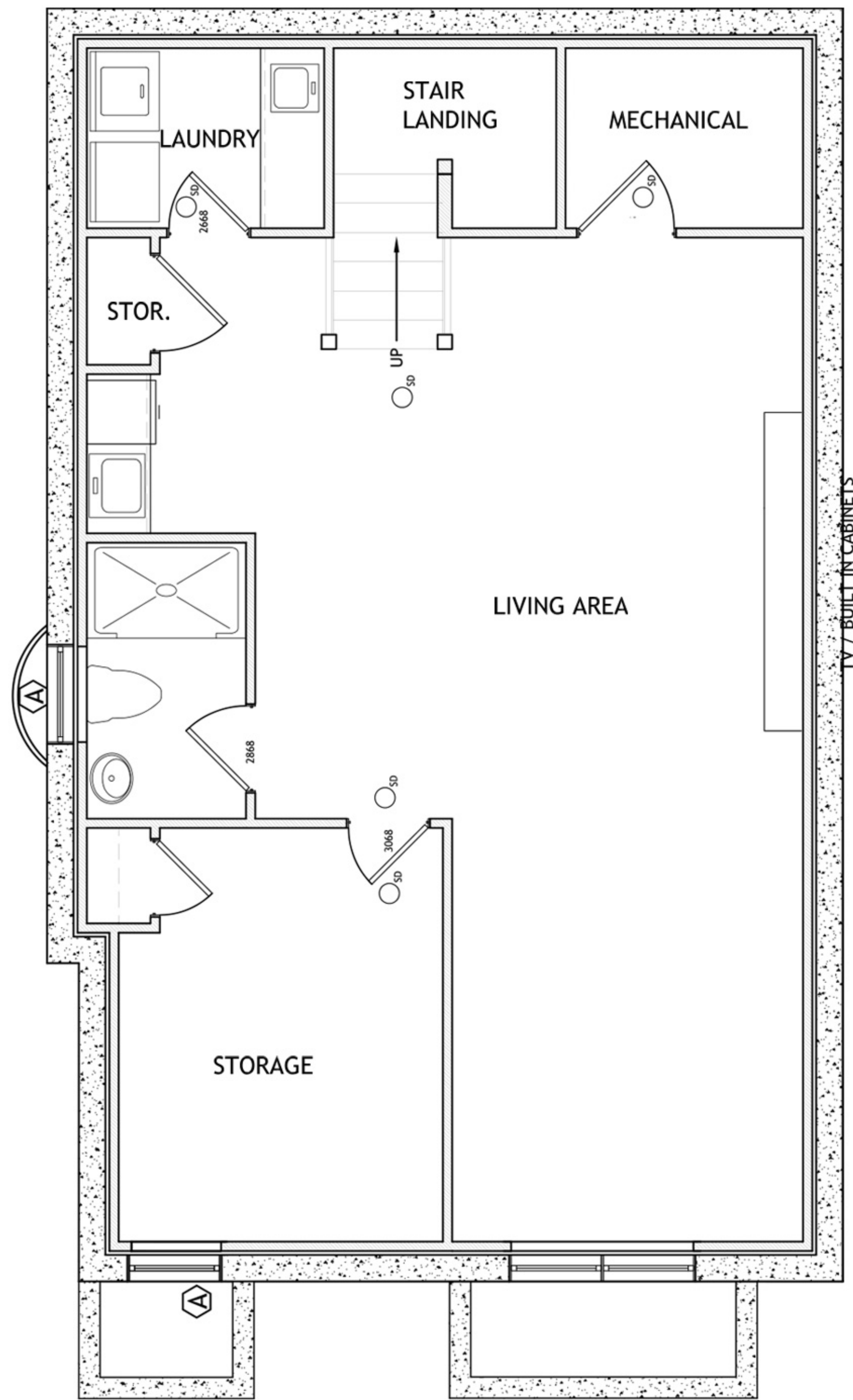
Main House First Floor



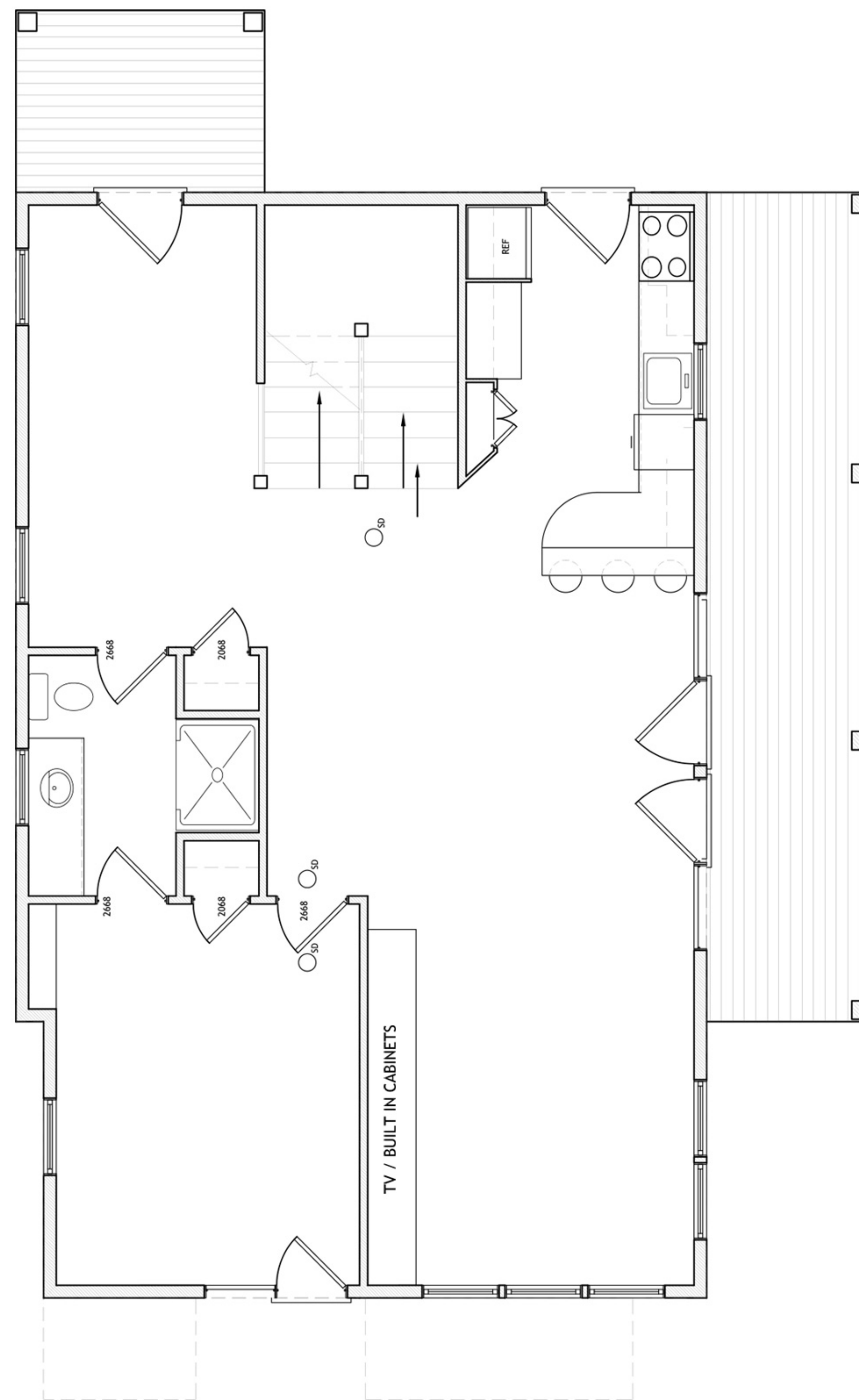
Main House Second Floor



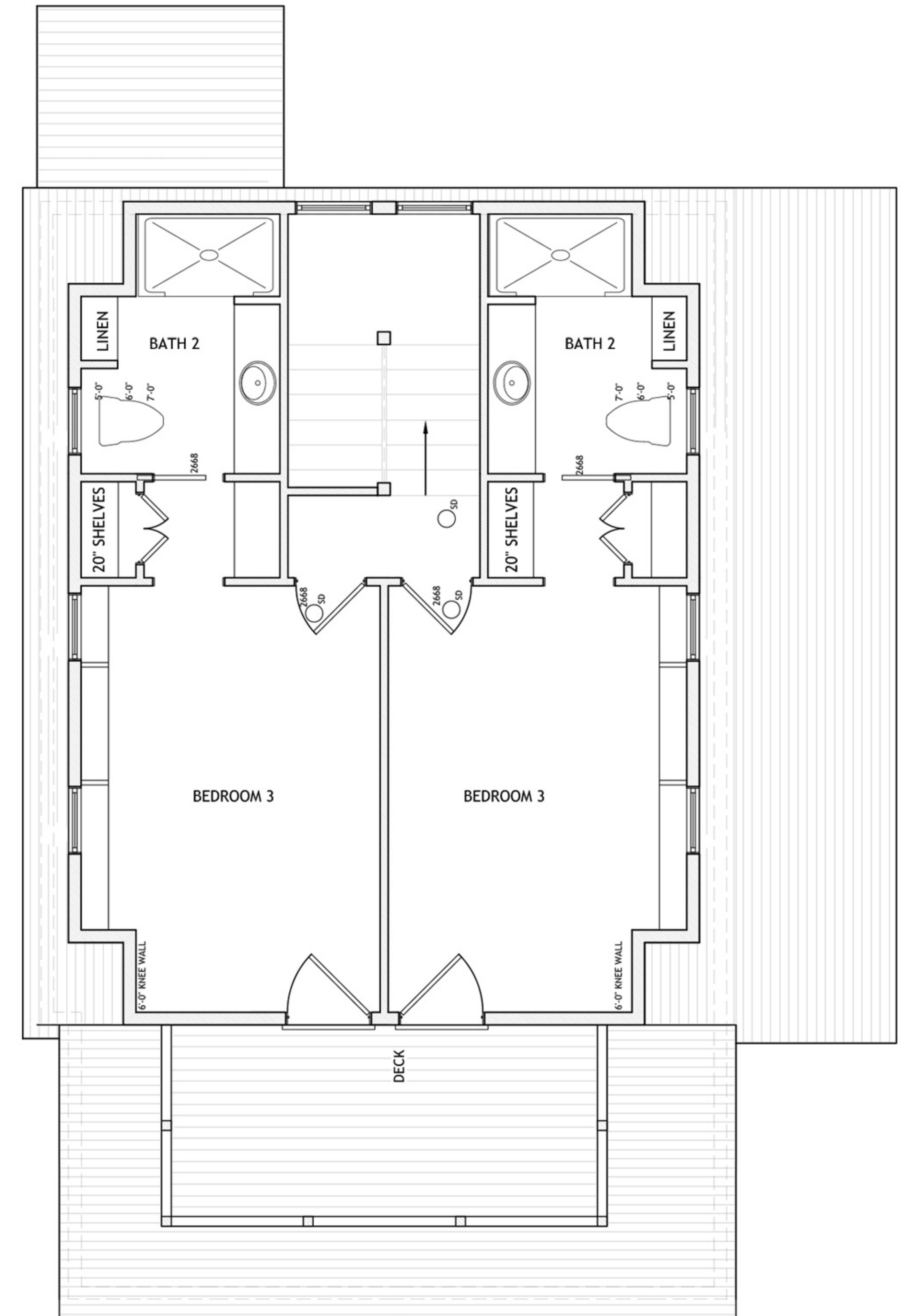




Guesthouse Basement



Guesthouse First Floor



Guesthouse Second Floor

## 44 Monomoy Road

<b>Type:</b> Single Family	<b>Water View:</b> Harbour	<b>Furnished:</b> Un-Furnished	<b>Lot Size (A):</b> 1.2700
<b>Rooms:</b> 26	<b>Other View:</b> Town	<b>2nd Dwelling:</b> Existing	<b>Plan:</b> N/A
<b>Bed./Baths:</b> 9/10	<b>Year Built:</b> 1930	<b>Zoning:</b> LUG1	<b>Water:</b> Town
<b>Wtr Frontage:</b> None	<b>Remodeled:</b> 2006	<b>Lot Size (SF):</b> 55321.00	<b>Sewer:</b> Septic

Spectacular Family Compound in desirable Monomoy location with panoramic water views over Nantucket Harbor to Historic Town. 44 Monomoy is on an oversized lot that boasts 3 dwellings including a tasteful, classic, renovated 5 Bedroom Main house, a newly built 4-bedroom Guesthouse and a renovated Carriage House with a Studio Apartment and a 2-car Garage. The pristine grounds have been thoughtfully designed and meticulously maintained and feature expansive lush lawns, lavish gardens, mature plantings, multiple decks and patios ideal for entertaining family and friends.

**First Floor:** Open living space with a cathedral ceiling entryway and gorgeous harbor views from the kitchen, dining, and living rooms. A gourmet kitchen features Italian granite countertops and bar area, custom cabinetry, stainless wolf stove and oven with warming draw, sub zero wine and double refrigerator, and two miele dishwashers.

**Second Floor:** The second floor features a large master suite and two additional guest rooms with en suite baths. A private staircase leads to the master suite featuring a fireplace, coiffured ceilings, and French doors leading to an expansive, private deck with sweeping views across the harbor and town.

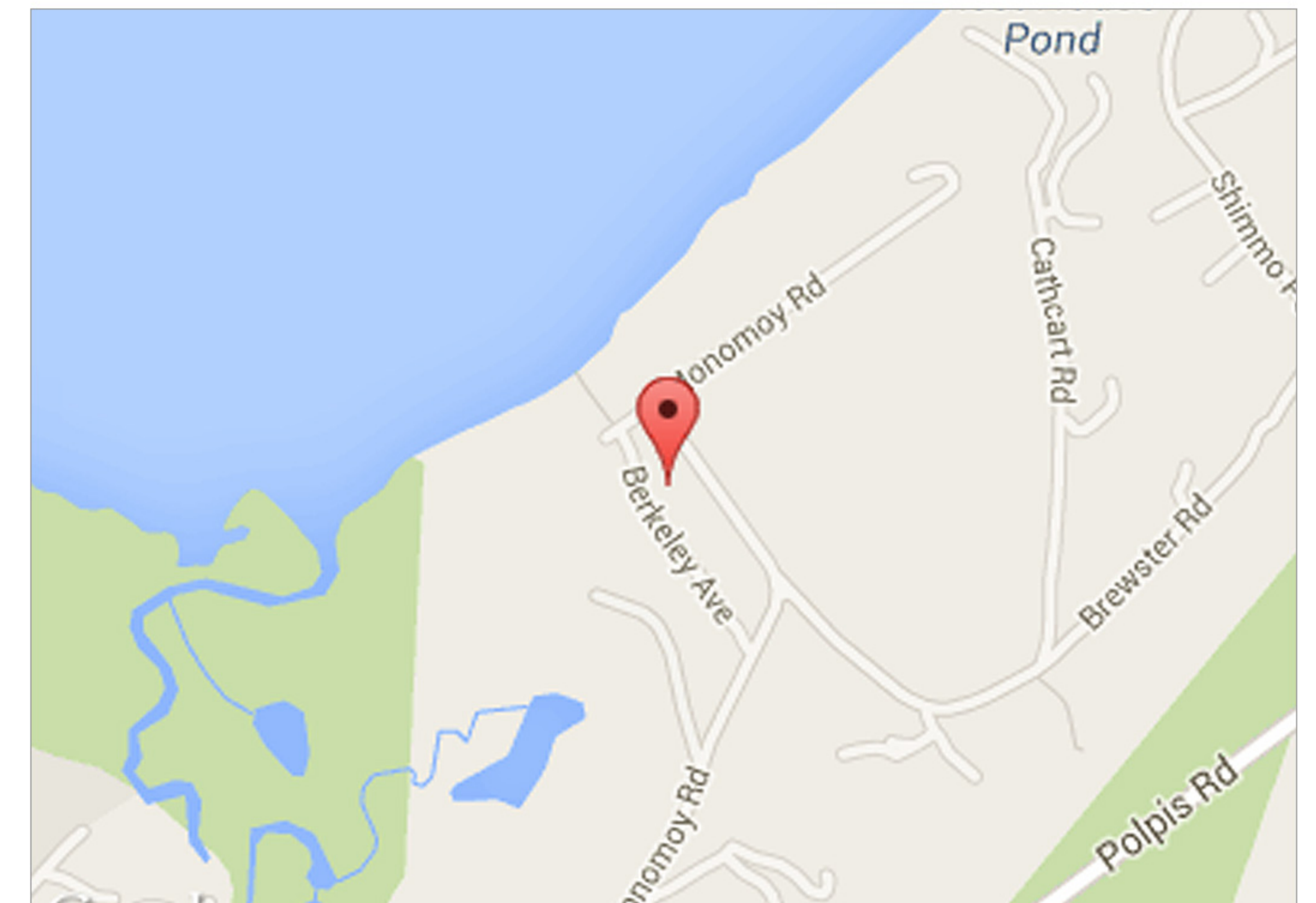
**Basement:** A finished lower level with exterior access features a large, light-filled entertainment room, separate living room, 2 guest bedrooms, and a full bathroom with glass and tile shower and marble vanity. Slate tile flooring throughout living areas. Ample area for Gym, Wine Cellar and storage.

### Appliances and Other Amenities:

First Floor Bedrooms: 1  
Heating: GasFHA  
Fireplaces: 1  
Floors: Wide Plank Pine, Parquet Chestnut, Slate and Tile  
Yard: Expansive and Lush  
Parking: 2 Driveways each w/ample parking  
Foundation: Poured Concrete  
Lead Paint: No  
Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch  
Amenities: Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

### Taxes and Fees:

Assessment Year: 2011  
Building Assessment: \$3,655,100  
Land Assessment: \$4,025,300  
Total Assessment: \$7,680,400



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