

*58 Pochick Avenue*

Surfside Beach



Surfside Beach

 **Pepper Frazier**  
REAL ESTATE





*Pictures of inside and outside do not reflect major remodel.*





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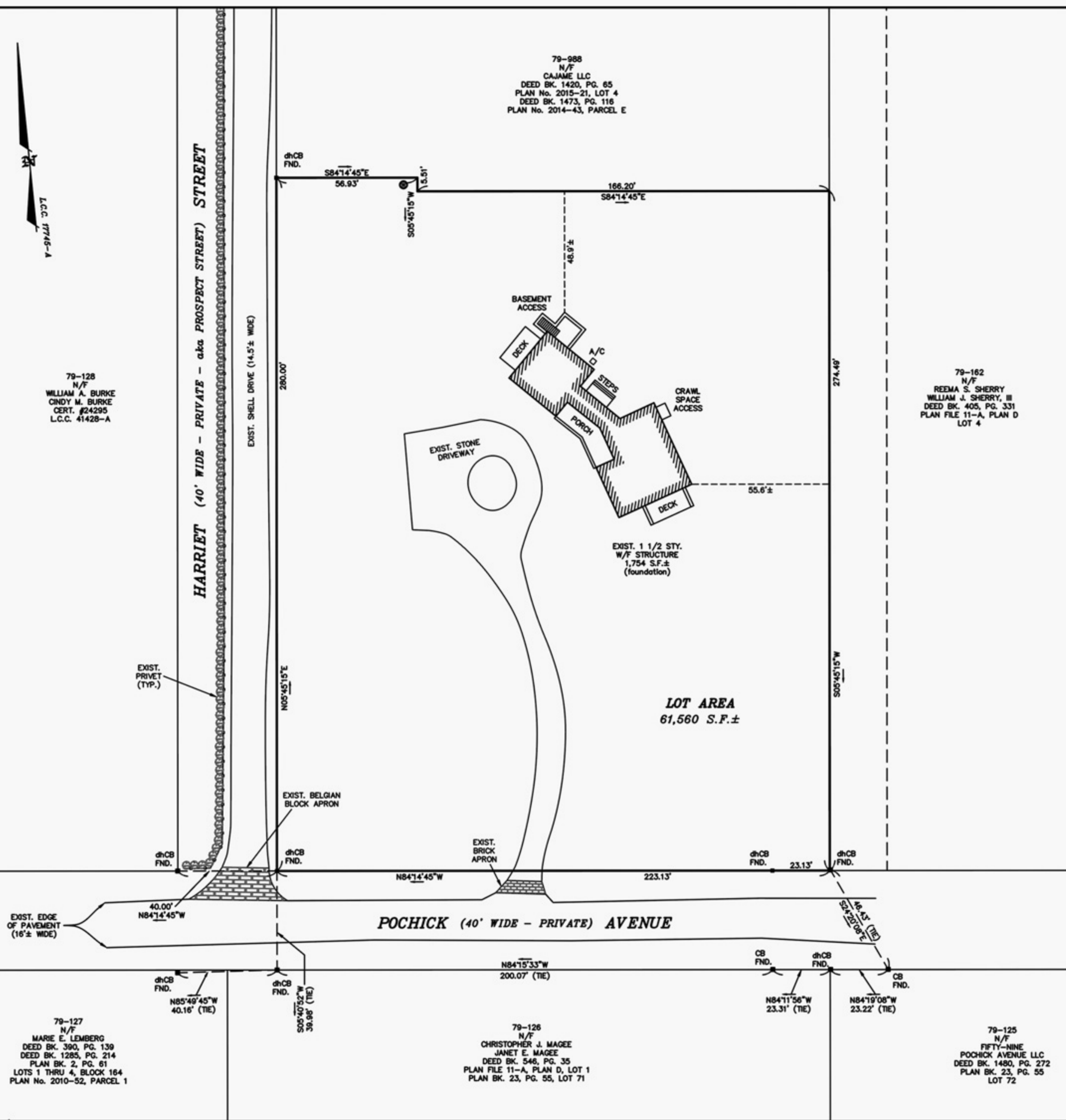




79-128  
N/F  
WILLIAM A. BURKE  
CINDY M. BURKE  
CERT. #24295  
L.C.C. 41428-A

79-988  
N/F  
CAJAME LLC  
DEED BK. 1420, PG. 65  
PLAN No. 2015-21, LOT 4  
DEED BK. 1473, PG. 116  
PLAN No. 2014-43, PARCEL E

79-162  
N/F  
REEMA S. SHERRY  
WILLIAM J. SHERRY, III  
DEED BK. 405, PG. 331  
PLAN FILE 11-A, PLAN D  
LOT 4

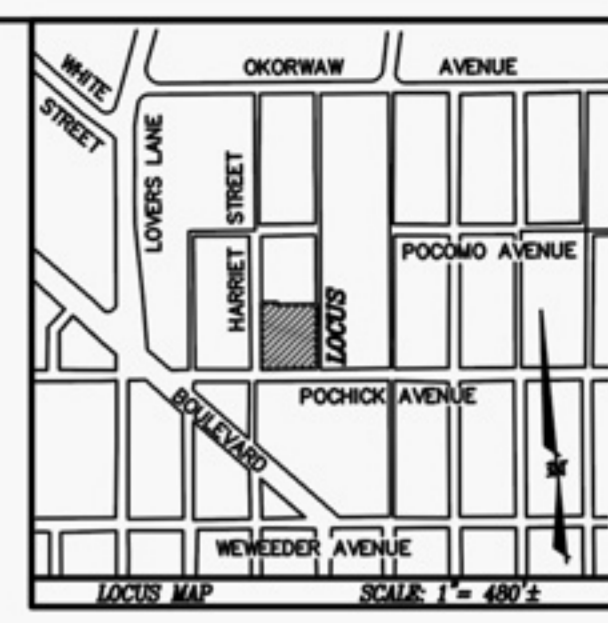


79-127  
N/F  
MARIE E. LEMBERG  
DEED BK. 390, PG. 139  
DEED BK. 1285, PG. 214  
PLAN BK. 2, PG. 61  
LOTS 1 THRU 4, BLOCK 164  
PLAN No. 2010-52, PARCEL 1

79-126  
N/F  
CHRISTOPHER J. MAGEE  
JANET E. MAGEE  
DEED BK. 548, PG. 35  
PLAN FILE 11-A, PLAN D, LOT 1  
PLAN BK. 23, PG. 55, LOT 71

79-125  
N/F  
FIFTY-NINE  
POCHICK AVENUE LLC  
DEED BK. 1480, PG. 272  
PLAN BK. 23, PG. 55  
LOT 72

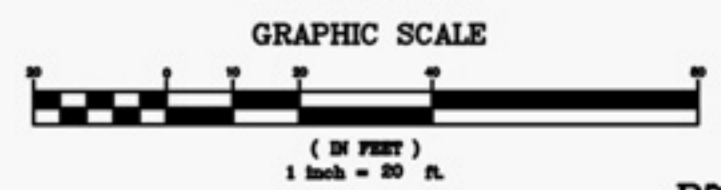
LOT AREA  
61,560 S.F.±



**LEGEND**  
 dhCB ■ DENOTES CONCRETE BOUND WITH DRILLHOLE POUND  
 ● DENOTES EXIST. WELL

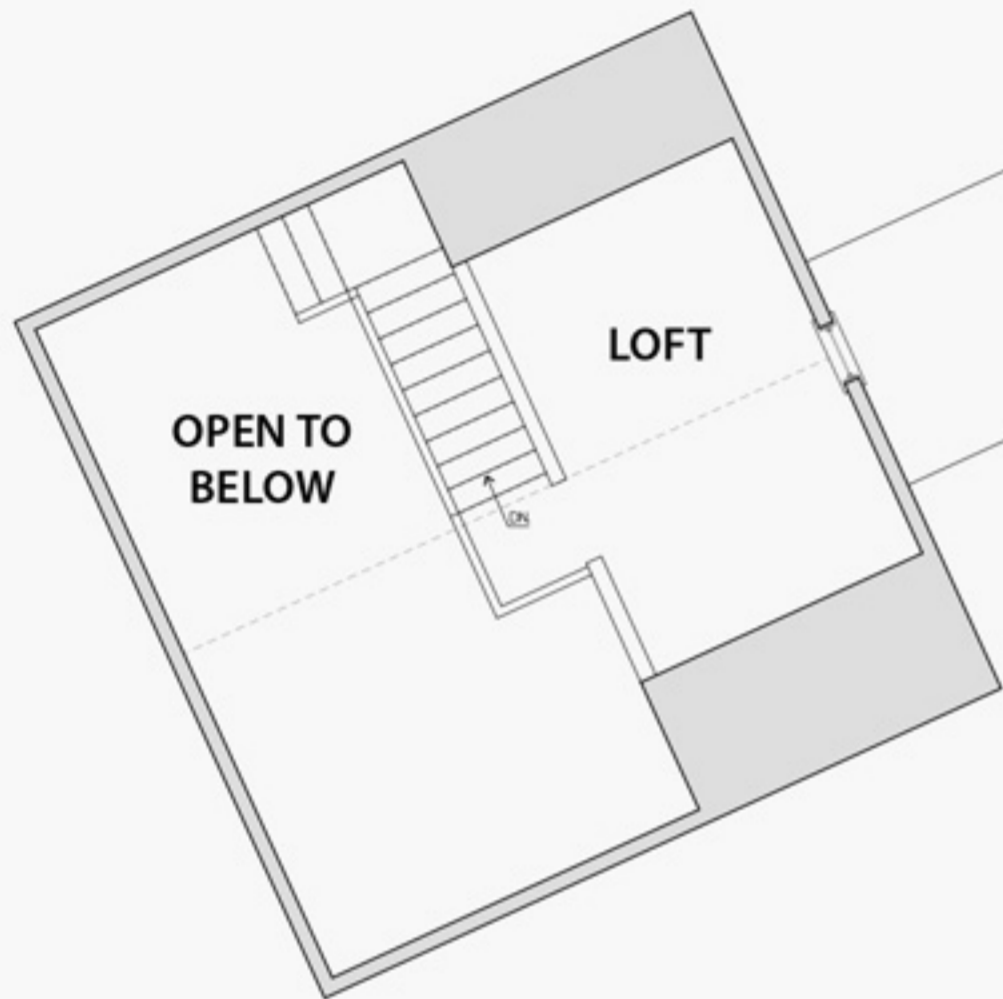
Site Plan of Land  
in  
Nantucket, Mass.  
Prepared for  
**JOSEPH R. MOTTA, JR.**

Scale: 1" = 20' MAY 26, 2015  
**BLACKWELL & ASSOCIATES, Inc.**  
 Professional Land Surveyors  
 20 TEASDALE CIRCLE  
 NANTUCKET, MASS. 02554  
 (508) 228-9026



B7313

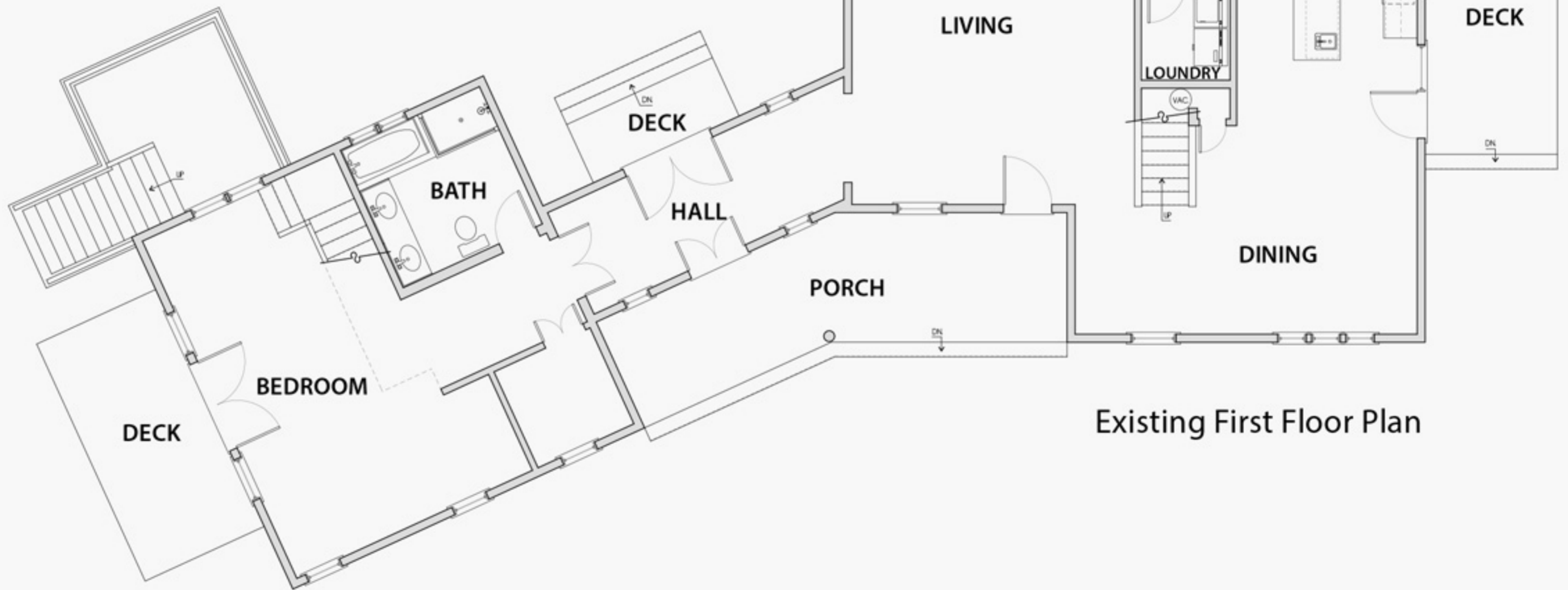




Existing Second Floor Plan

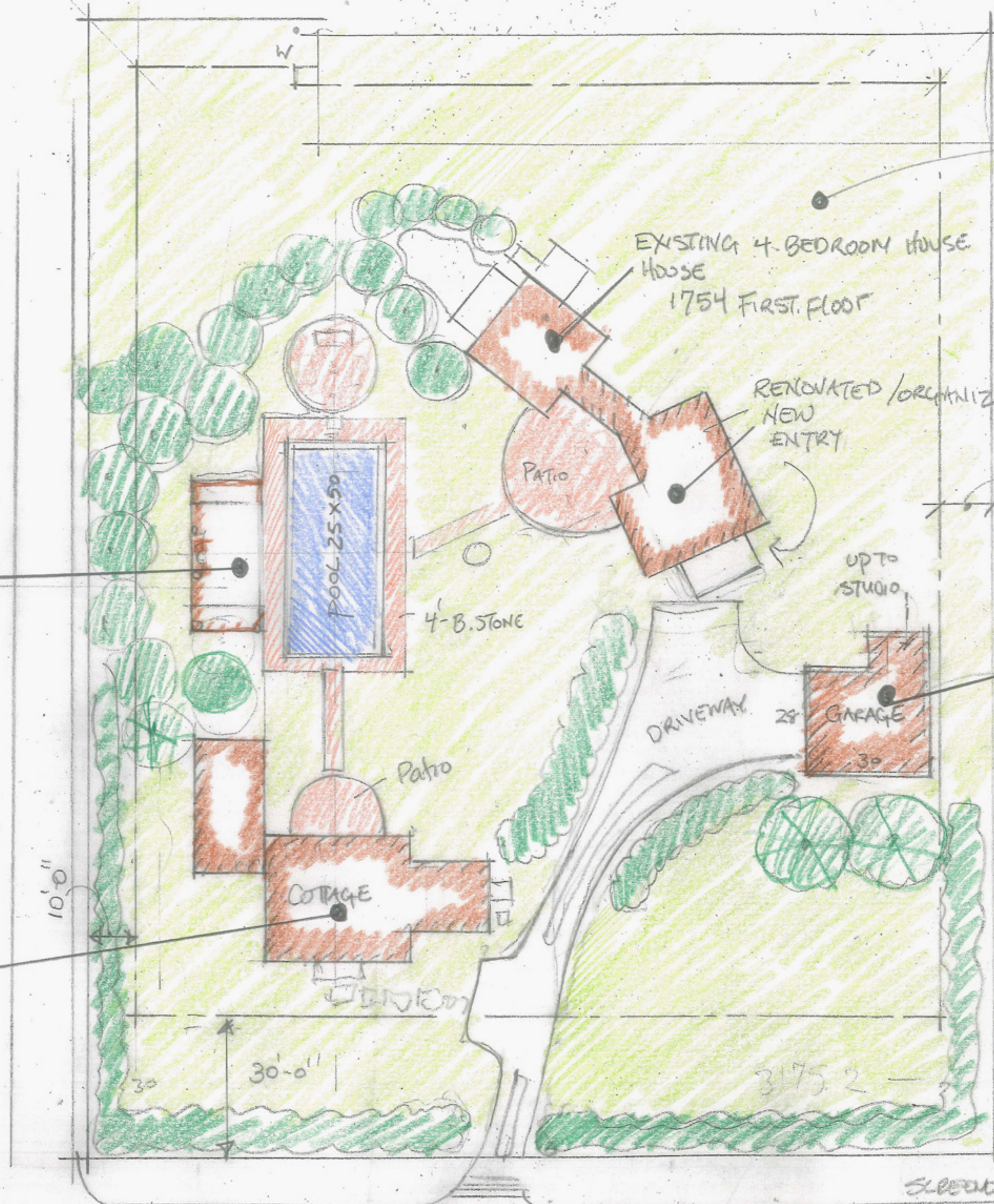


Existing Basement Plan



Existing First Floor Plan





NEW SEPTIC FOR 9 BEDROOMS. NORTH/EAST. EXISTING HOUSE

4323 SF. TOTAL GROUND COVER

ONE ROOM + BATH SECOND FLOOR.

PROPOSED GARAGE STUDIO 750 SF

Garage = 672

TOTAL ALLOWABLE GROUND COVER = 4323

House = 1754  
Cottage = 1400  
Garage = 750

SCREENED CABANA = 450  
TOTAL 4000

OUTDOOR LIVING CABANA w/ SCREENS  
KIT/BATH FIREPLACE SITTING EATING

PROPOSED 2<sup>ND</sup> DWELLING 1400 SF.  
2 BEDROOM Dwelling w/ associated living spaces.



**\$2,295,000**

## 58 Pochick Avenue

## Surfside Beach

**Type:** Single Family  
**Rooms:** 7  
**Bed./Baths:** 5/3.5  
**Wtr Frontage:** None

**Water View:** Distant Ocean Views  
**Other View:** None  
**Year Built:** 1991  
**Remodeled:** 2015

**Furnished:** Un-Furnished  
**2nd Dwelling:** Potential  
**Zoning:** LUG1  
**Lot Size (SF):** 61,560

**Lot Size (A):** 1.4  
**Plan:** N/A  
**Water:** 2 Wells  
**Sewer:** Septic

Luxurious Beach Home short stroll to highly sought after Surfside beaches on an oversized lot in a private setting. Highly maintained house with beachy "ship lap" ceilings throughout and total remodel in 2015, including renovated high end kitchen and baths; and 2009 major home addition effectively increasing home size by 100%. Outdoor beach living and ocean sounds, feels like ocean 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 or compound 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 new wood stair storage system leads to second level.

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

### Appliances and Other Amenities:

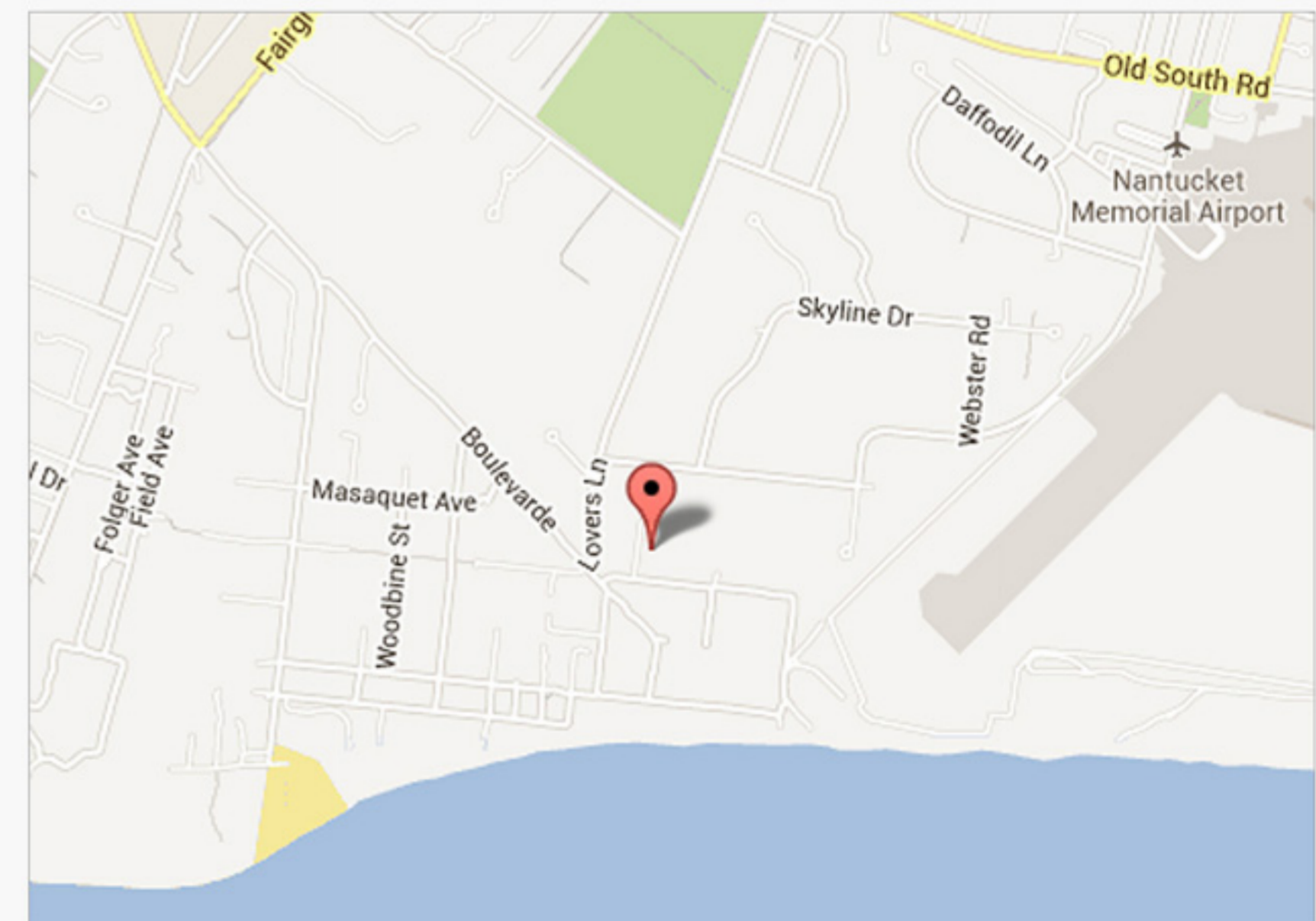
First Floor Bedrooms: 1  
Heating: Oil/FHW  
Floors: Wood/Tile  
Yard: Yes  
Parking: Yes  
Foundation: Poured  
Lead Paint: No  
Recreation and Outdoor Spaces: Deck, Porch  
Amenities: Central A/C, Insulation, Irrigation  
Three zone central air conditioning and heating.  
All new anderson 400 energy efficient windows.  
Approximately 1,600 sq ft of space not under air.  
Three decks, 1 large porch, walk in basement, large attic, crawl space storage 300 sq ft.

### Easements:

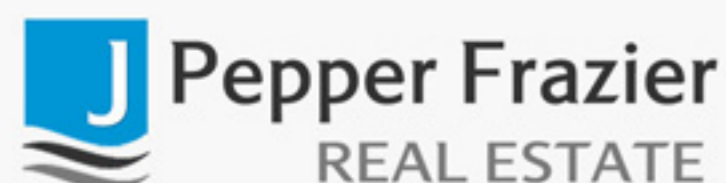
Currently a large oversized lot, but great potential for development purposes making it an even larger compound.

### Taxes and Fees

Assessment Year: 2014  
Building Assessment: \$538,900  
Land Assessment: \$838,300  
Total Assessment: \$4,984.74



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



19 CENTRE STREET  
NANTUCKET, MA 02554

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