

47 Boulevard



Surfside \$5,295,000

 **Pepper Frazier**
REAL ESTATE





\$5,295,000

47 Boulevard

Surfside

Type: Single Family
Rooms: 15
Bed./Baths: 5/5
Wtr Frontage: None

Water View: Ocean
Other View: None
Year Built: 2015
Remodeled: N/A

Furnished: Furnished
2nd Dwelling: Existing
Zoning: LUG1
Lot Size (SF): 56628

Lot Size (A): 0.1300
Plan: N/A
Water: Well
Sewer: Septic

Breathtaking collaboration between Fitch Construction, Milton Rowland & Associates and Olson Design. Flawless design brings the interior spaces seamlessly together with multiple exterior havens. Sited on a beautifully landscaped, over-sized 1.3 acre lot, the property features main house, guest house with attached garage, pool cabana, dark blue Pebble-Tec pool and spa, generous decks and patios, and two large yards. Let the smells and sounds and water views of the Atlantic Ocean relax you. Stunning beaches are less than 500 yards away. This is the ultimate, Nantucket retreat.

First Floor: Pull into the circular driveway of the breathtaking Surfside estate and you are greeted by a large wraparound deck with bead board ceiling. Enter into the foyer, with cathedral ceilings and ship lap walls, and look directly through the rear sliders to the Pebble-Tec pool. Through the foyer enter into the spacious and light filled great room.

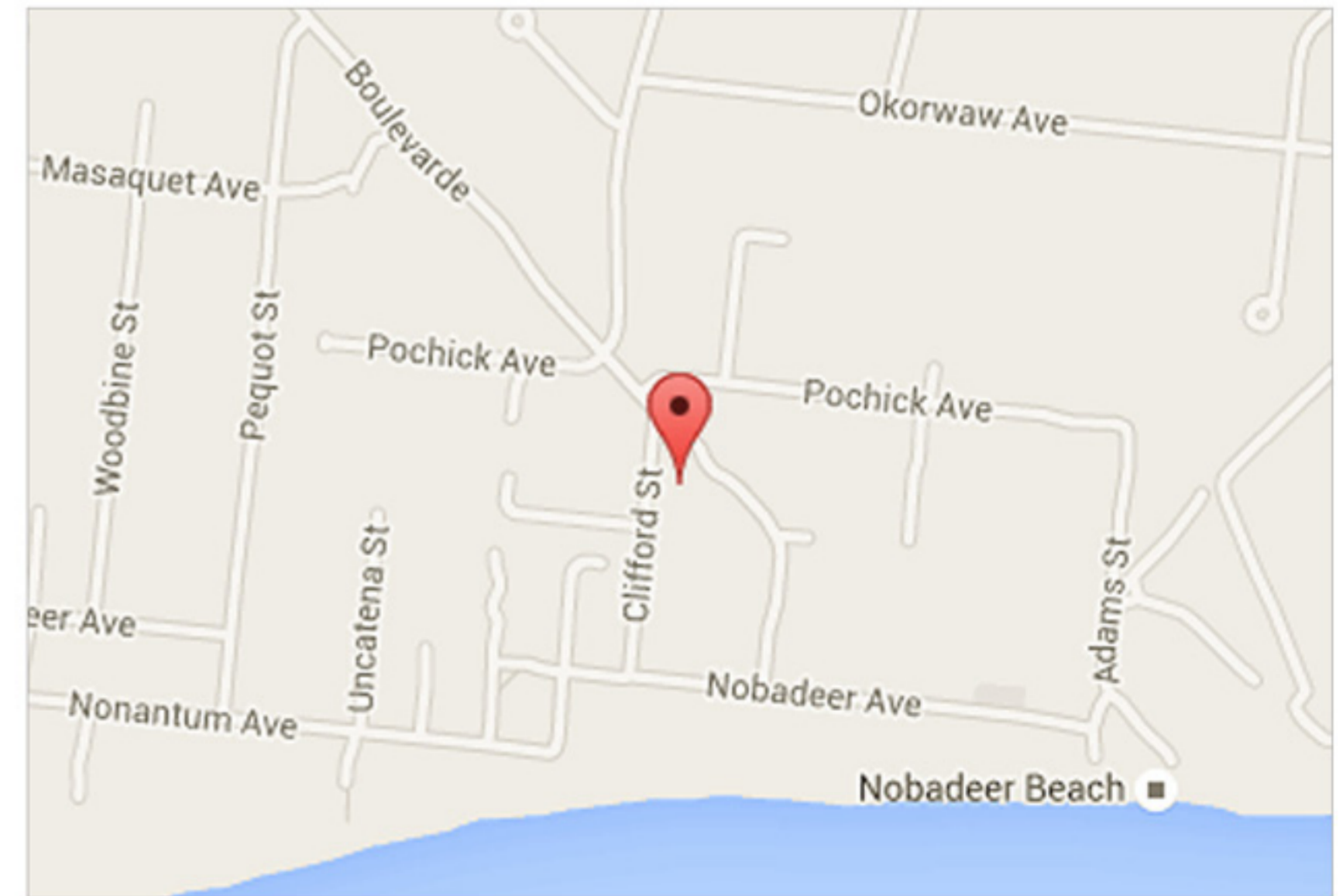
Second Floor: Upon arriving on the second floor, you are greeted by a vaulted ceiling living room that has a gas or wood burning fireplace with 55" TV above, wet bar with Sub-Zero under mount fridge and sliders that lead to the spacious deck with beautiful water views. Off the living room is the second floor master bedroom with water views from all windows and inviting white bath with Caesarstone counters, shower and separate soaking tub.

Appliances and Other Amenities:

First Floor Bedrooms: 2
Heating: GasFHA
Fireplaces: Three
Floors: Wide Oak
Yard: Large
Parking: Yes
Foundation: Poured
Lead Paint: No
Recreation and Outdoor Spaces: Deck, Patio, Porch, Private Pool, Hot Tub
Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
Building Assessment: 124,600
Land Assessment: 837,300
Total Assessment: 961,900



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