

1 Traxey Pond Road



Cliff

 **Pepper Frazier**
REAL ESTATE





\$4,295,000

1 Maxey Pond Road

Cliff

Type: Single Family
Rooms: 17
Bed./Baths: 5 / 4
Wtr Frontage: None

Water View: None
Other View: Pastoral
Year Built: 2007
Remodeled: N/A

Furnished: Un-Furnished
2nd Dwelling: None
Zoning: LUG2
Lot Size (SF): 84506.00

Lot Size (A): 1.94
Plan: N/A
Water: Town
Sewer: Septic

This is a "Scheibel House". Ed Scheibel, is / was a tremendously respected single family home builder in CT, well know for his attention to detail and only using the finest quality building materials combined with the highest quality craftsmanship. 1 Maxey Pond was built by Ed as his personal home on Nantucket. This almost 5000 square foot home is a true masterpiece of construction, built on a parcel of land offering privacy, space, substantially close to Town.

First Floor: Foyer with cathedral ceiling and double staircase. 1/2 Bathroom. Family room with cathedral ceiling, masonry stone fireplace with hearth. Gourmet kitchen. Breakfast room with adjoining sunroom. Dining room. 1/2 bathroom. Laundry room. Back staircase. Home office. Master bedroom;

Second Floor: Large sun filled open landing leading to thee big bedrooms. One bedroom is a second master with an on-suite bathroom. The other two share a full hall bath. There is an additional bedroom with a shower bath above the garage space (separate staircase entrance).

Basement: Enormous unfinished dry storage space with a workshop area. 10.5 feet ceiling and separate egress to the house and garage.

Appliances and Other Amenities:

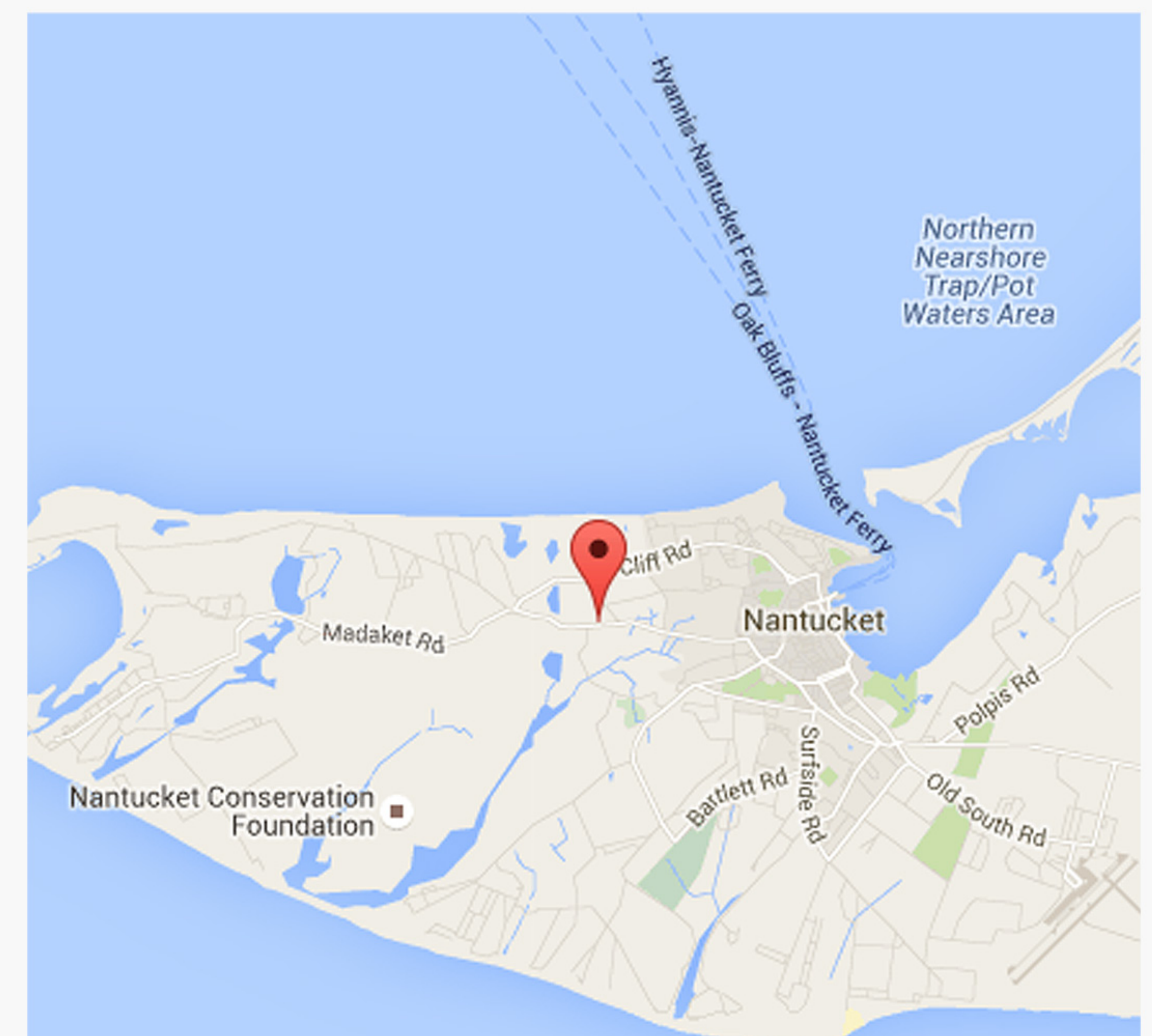
First Floor Bedrooms: 1
 Heating: OilFHA
 Fireplaces: 1
 Floors: OAK
 Yard: Yes
 Parking: Yes
 Foundation: 10 Foot (engineered)
 Lead Paint: No
 Recreation and Outdoor Spaces: Garden, Patio, Porch
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Easements:

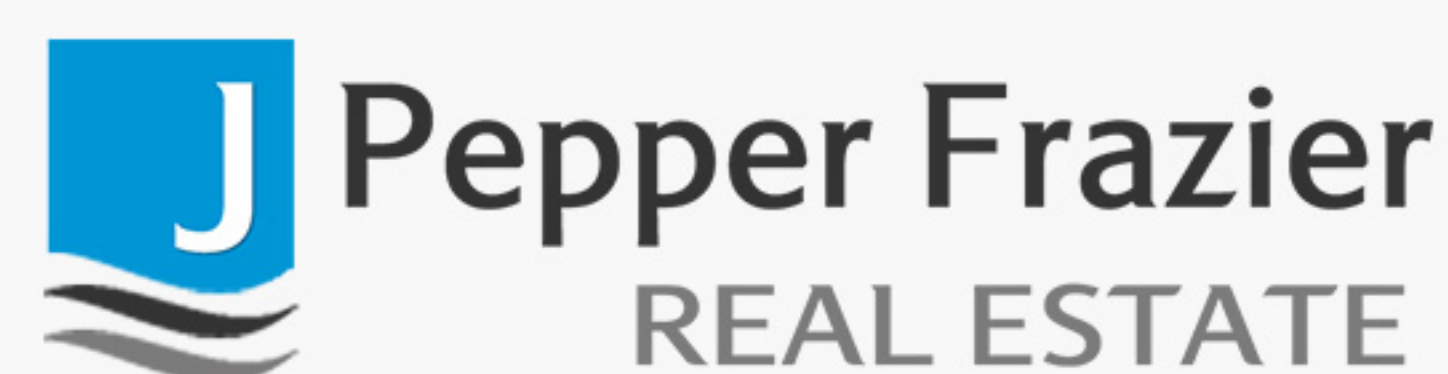
15' utility easement. see deed.

Taxes and Fees

Assessment Year: 2011
 Building Assessment: 2,231,900
 Land Assessment: 1,187,300
 Total Assessment: 3,419,200



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



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