

*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 & 2 half  
**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, and close proximity to Town.

**First Floor:** Foyer with cathedral ceiling and double staircase, powder room. Family room with cathedral ceiling, masonry stone fireplace with hearth. Gourmet kitchen and breakfast room with adjoining sunroom. Dining room, powder room, laundry room. An additional back staircase, and home office.

**Second Floor:** Beautiful sun filled open landing leading to three big bedrooms. One bedroom is a second master with an en-suite bathroom. Two additional bedrooms share a full hall bath. 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 foot ceiling and separate egress to both the house and garage.

### Appliances and Other Amenities:

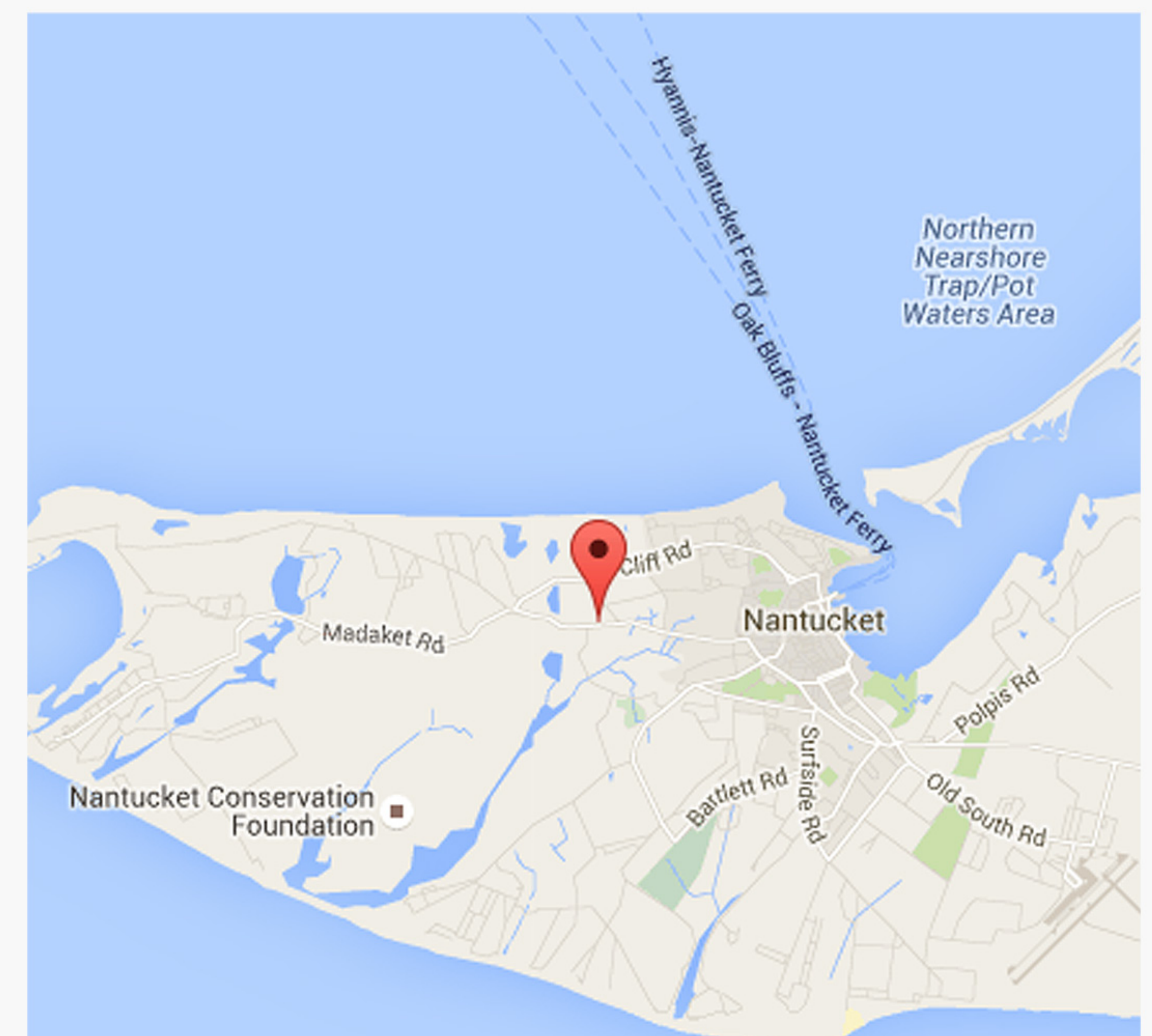
First Floor Bedrooms: 1  
 Heating: OilFHA  
 Fireplaces: 1  
 Floors: OAK  
 Yard: Yes  
 Parking: Yes  
 Foundation: 10 Foot (engineered)  
 Lead Paint: No  
 Recreation and Outdoor Spaces: Garden, Patio, Porch  
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

### Easements:

15' utility easement. see deed.

### Taxes and Fees

Assessment Year: 2015  
 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.*