



45 Easton Street

Brant Point

 **Pepper Frazier**
REAL ESTATE





\$4,950,000

45 Easton Street

Brant Point

Type: Single Family
Rooms: 8
Bed./Baths: 6 / 6 & 2 half
Wtr Frontage: None

Water View: Distant Harbor
Other View: Residential
Year Built: 1985
Remodeled: 2016

Furnished: Un-Furnished
2nd Dwelling: Existing
Zoning: R1/SR1
Lot Size (SF): 5003.00

Lot Size (A): 0.1148
Plan: N/A
Water: Town
Sewer: Town

Located front and center in desirable Brant Point. This house and cottage have been meticulously renovated with a modern layout that pairs well thought out spaces with clean lines. Bright light sweeps through the open floor plan playing off the ship lap walls, white rhino marble countertops, and solid Vermont Oak floors. The main house features five en suite bedrooms, and the sweet but sophisticated "Love Shack" guest house is perfect for company overflow with one bedroom and a delightfully high end cottage sized kitchen.

First Floor: Sun drenched modern living complete with open floor plan. In the heart of the house is a well detailed modern kitchen with worthy appliances and stunning hardware. There are enviable touch faucets and a well equipped bar area.

Second Floor: A central hallway at the top of the switchback stairs leads to three en-suite bedrooms and a conveniently located laundry room. The gracious master bedroom features a prairie gray marble fireplace surround, vaulted cathedral ceiling, dressing room and walk-in closets.

Third Floor: Another stunning staircase provides easy access to the third floor. Fun top floor surprises include three custom built in twin beds, and another stunning bathroom. A large widow 's walk offers sweeping views of Nantucket Sound, Town, and Brant Point's panoramic sunsets.

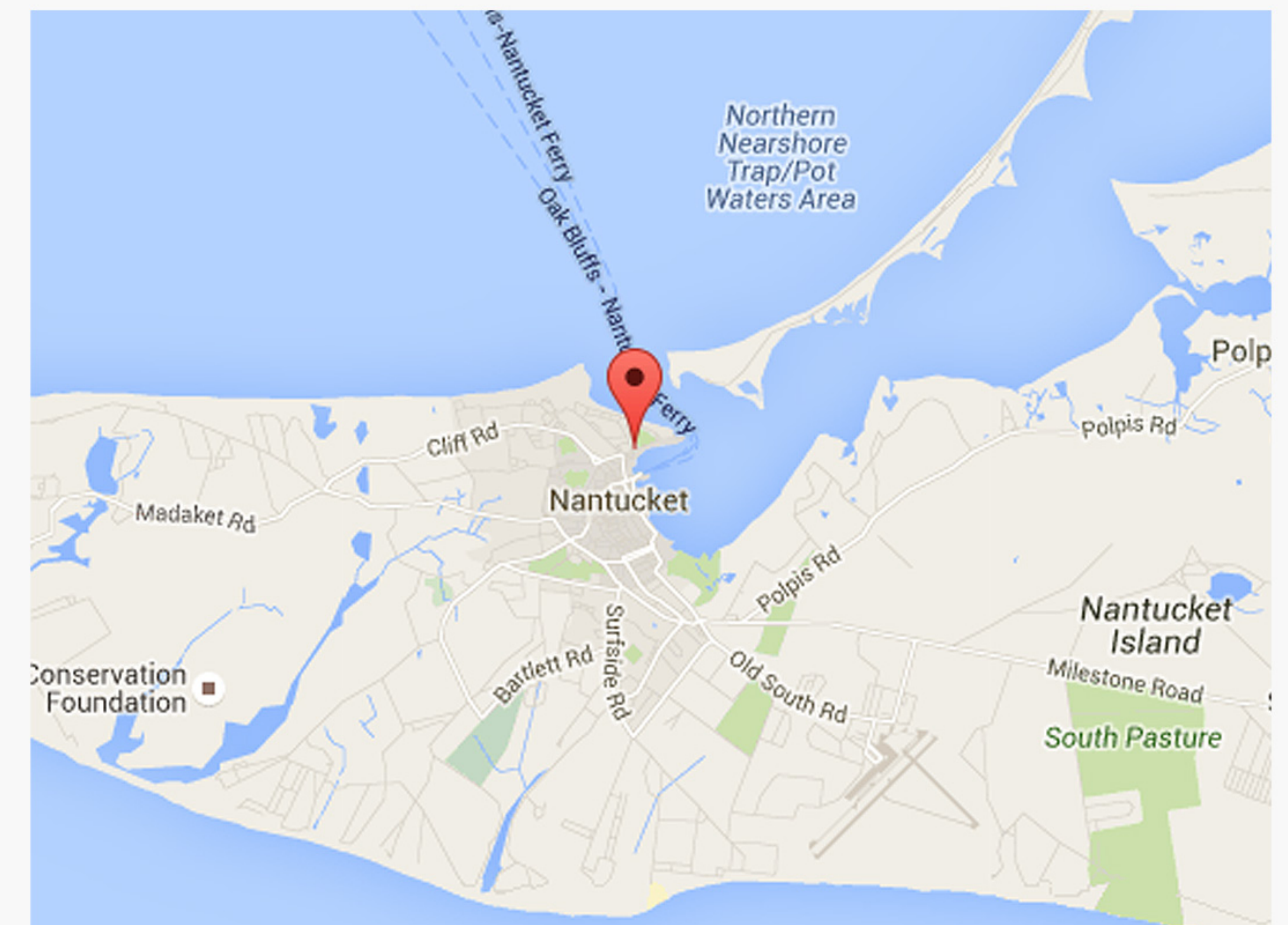
Secondary Dwelling: Sweet yet sophisticated one bedroom guest house. "Love Shack" will make overflow guests feel at home with luxury and comfort in all the details.

Appliances and Other Amenities:

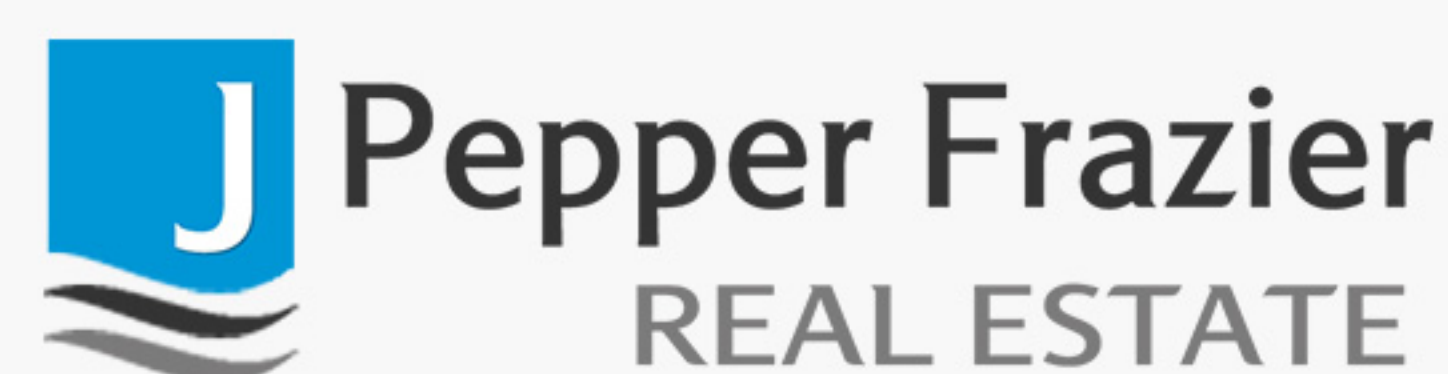
- First Floor Bedrooms: 1
- Heating: GasFHA
- Fireplaces: 2
- Floors: Vermont solid prefinished oak flooring
- Yard: Yes
- Parking: 2 cars
- Foundation: Block
- Lead Paint: No
- Recreation and Outdoor Spaces: Deck, Patio, Porch
- Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

- Assessment Year: 2015
- Building Assessment: 540,900
- Land Assessment: 1,242,100
- Total Assessment: 1,783,000



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



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