

46 Madequecham Valley Road



Madequecham
\$3,950,000

 **Pepper Frazier**
REAL ESTATE





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Type:	Single Family	Water View:	Ocean	Furnished:	Un-Furnished	Lot Size (A):	2.9300
Rooms:	10	Other View:	Residential	2nd Dwelling:	Existing	Plan:	N/A
Bed./Baths:	6 / 6	Year Built:	1999	Zoning:	LUG3	Water:	Well
Wtr Frontage:	Oceanfront	Remodeled:	2006	Lot Size (SF):	127631.00	Sewer:	Septic

GRANDTUCKET - OCEANFRONT COMPOUND! Sweeping water views are enjoyed from this Oceanfront Compound. The property is situated on one of the island's most pristine beaches. No detail has been overlooked at this meticulously maintained compound. There is a 4 bedroom main house with 2 car garage as well as a 1 bedroom cottage with a finished first floor game room and living area with wood burning fireplace. The estate includes ocean view decks, gourmet kitchens, wrap around porches, three fireplaces and gracious living spaces. The grounds have been professionally landscaped and are surrounded by natural Nantucket vegetation, providing the perfect compliment to the dunes and the Atlantic Ocean. Walk to the beach on your own private sandy path. There is ample room for expansion including the ability to build a pool and tennis court. Phenomenal rental history with \$260k in rental income for 2015.

First Floor: Large open rooms, bright, cheery day time; cozy at night. Indoor white window shutters open to views. Front family room: fireplace, cathedral ceiling. Room extends to coordinated dining room and French doors to porch. Kitchen has a cathedral ceiling & large window looking out to yard, gardens, busy birdbath, butterflies, big sky, sunsets, moon. Second Family room off kitchen with a breakfast bar, French doors to porch/yard, powder room. Master bedroom suite with Jacuzzi bath and large walk in closet.

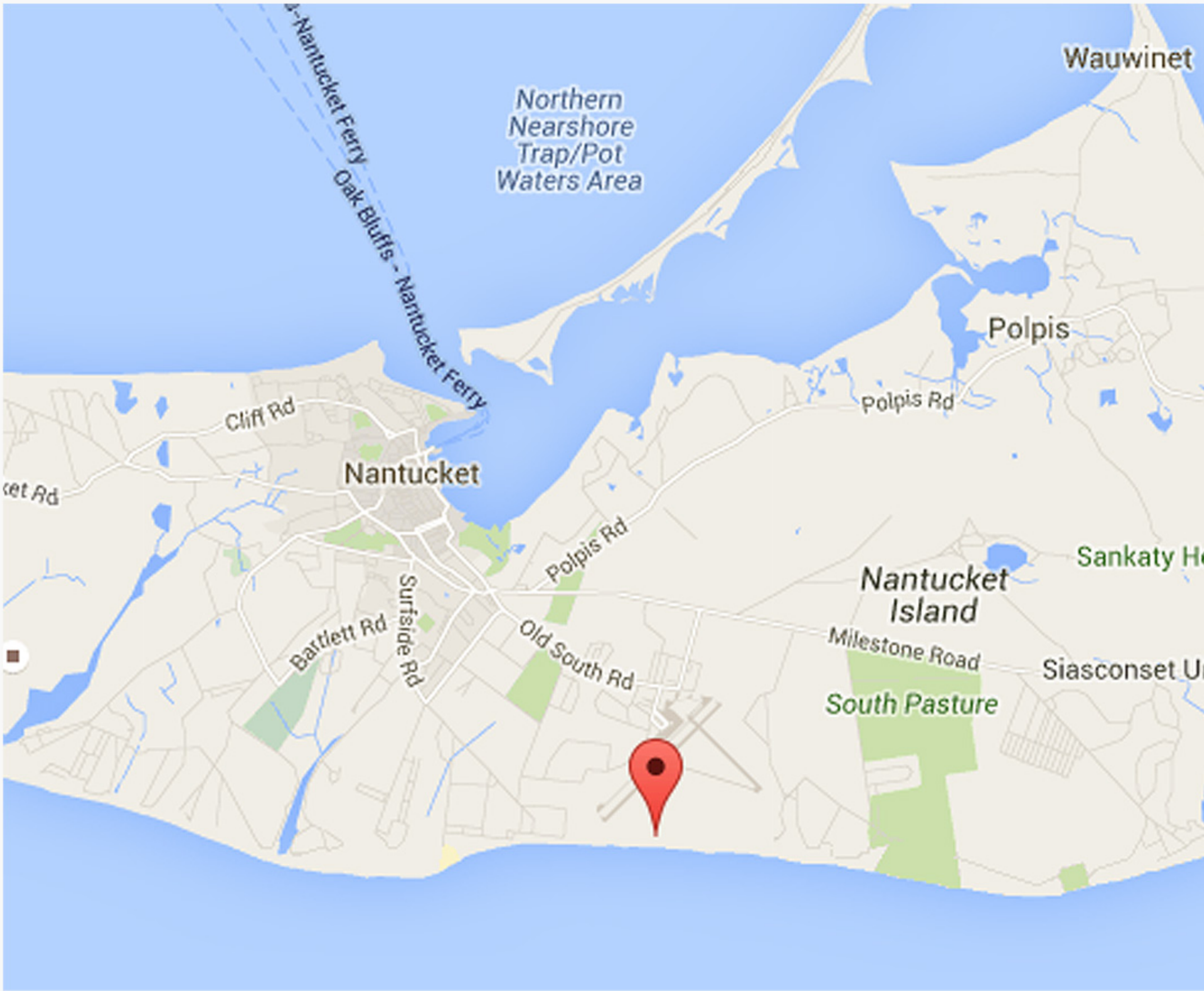
Second Floor: Two stairways to second floor: sitting area, kitchen overlook; Large bedroom with deck with ocean/moor views. 2 other spacious bedrooms, adorable 'dorm' style space.

Appliances and Other Amenities:

- First Floor Bedrooms: 1
- Heating: OilFHW
- Fireplaces: 3
- Floors: Pine/Oak/Tile
- Yard: Yes
- Parking: Yes
- Foundation: Poured Concrete
- Lead Paint: No
- Recreation and Outdoor Spaces: Deck, Garden, Porch
- Amenities: Alarm, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

- Assessment Year: 2011
- Building Assessment: 1,583,400
- Land Assessment: 1,597,700
- Total Assessment: 3,181,100



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