

46 Madequecham Valley Road



Madequecham

 **Pepper Frazier**
REAL ESTATE





\$3,950,000

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Type: Single Family
Rooms: 10
Bed./Baths: 6 / 6
Wtr Frontage: Oceanfront

Water View: Ocean
Other View: Residential
Year Built: 1999
Remodeled: 2006

Furnished: Un-Furnished
2nd Dwelling: Existing
Zoning: LUG3
Lot Size (SF): 127631.00

Lot Size (A): 2.9300
Plan: N/A
Water: Well
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.

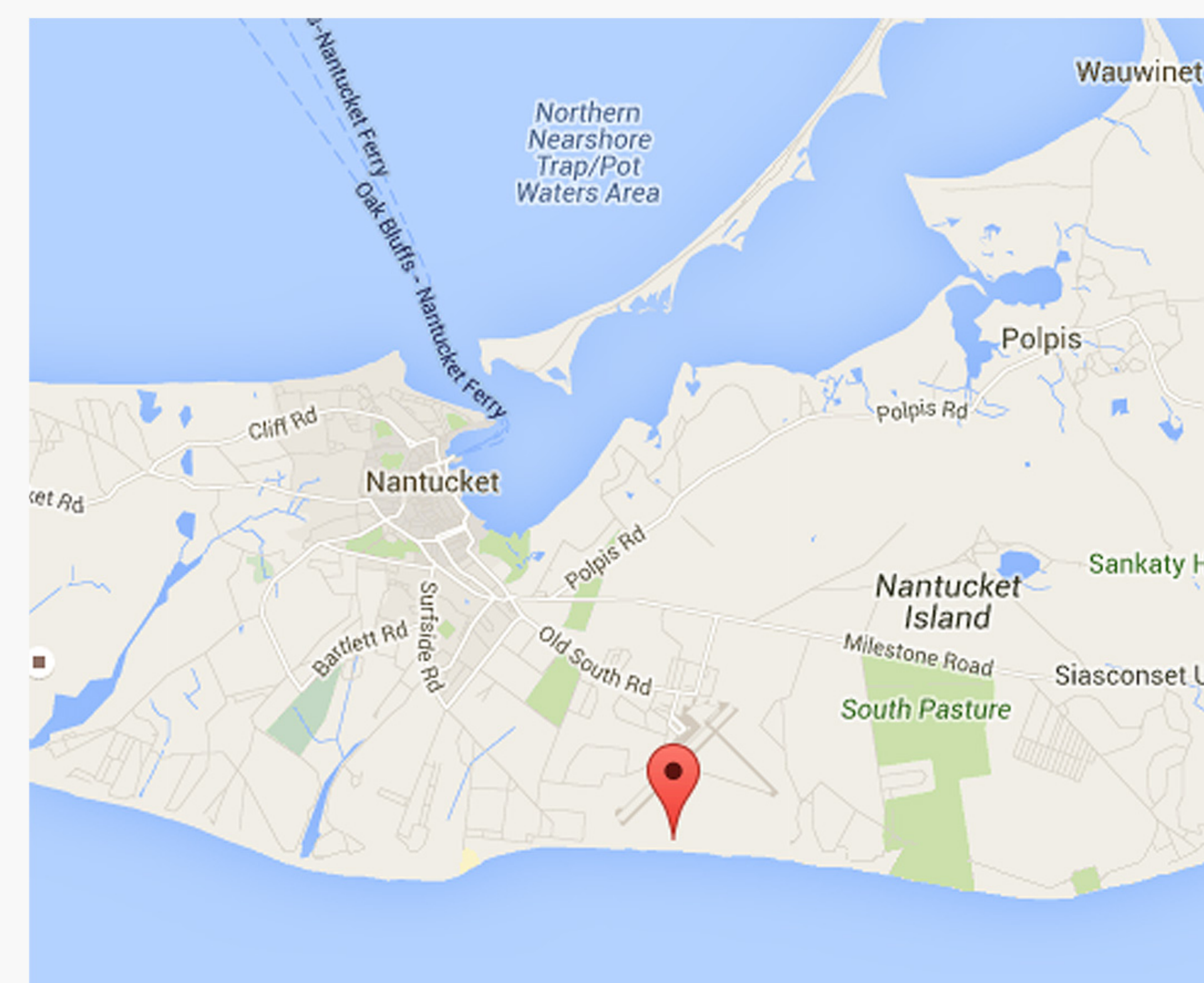
Second Floor: Two stairways to second floor: sitting area, kitchen overlook; Large bedroom with deck with ocean/moor views. 2 other spacious bedrooms, adorable 'dorm' style space.

Appliances and Other Amenities:

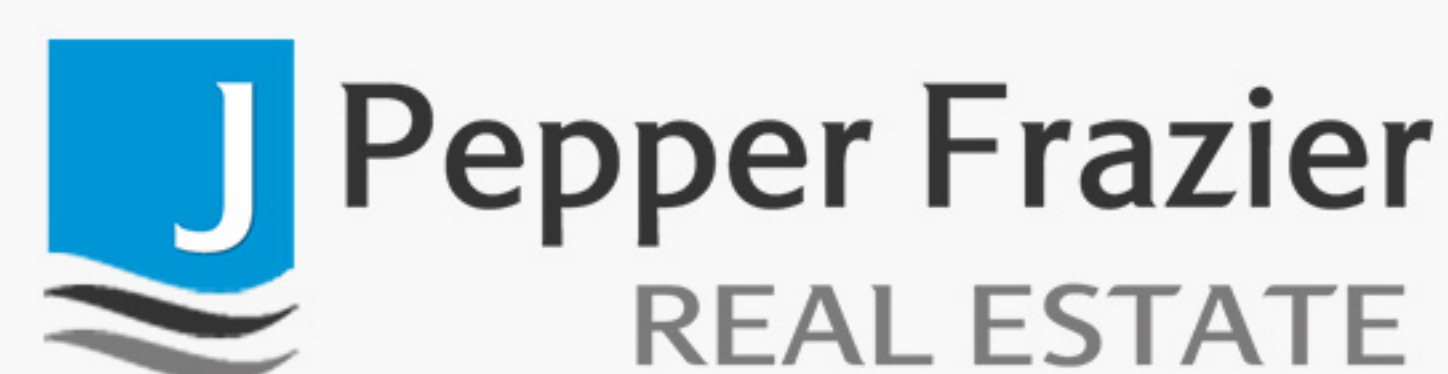
First Floor Bedrooms: 1
 Heating: OilFHW
 Fireplaces: 3
 Floors: Pine/Oak/Tile
 Yard: Yes
 Parking: Yes
 Foundation: Poured Concrete
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Garden, Porch
 Amenities: Alarm, Insulation, Irrigation, Outdoor Shower

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.



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