

*65 Monomoy Road*



Monomoy

 **Pepper Frazier**  
REAL ESTATE











**\$4,950,000**

## 65 Monomoy Road

**Monomoy**

**Type:** Single Family  
**Rooms:** 7  
**Bed./Baths:** 4 / 2  
**Wtr Frontage:** None

**Water View:** Harbor  
**Other View:** Distant Harbor  
**Year Built:** 1994  
**Remodeled:** N/A

**Furnished:** Un-Furnished  
**2nd Dwelling:** Potential  
**Zoning:** LUG1  
**Lot Size (SF):** 55278.00

**Lot Size (A):** 1.2690  
**Plan:** N/A  
**Water:** Town  
**Sewer:** Septic

Spectacular 55,278 sq ft. over-sized lot located at the end of prestigious Monomoy road. Potential ground coverage is 3,869 sq ft which does not include an approved 10'x 20' shed. Property has town sewer on the street. This is the largest lot for sale on desirable lower Monomoy road to date, offering tremendous potential. This peaceful and private lot has great elevation, expansive frontage with views of the harbor, Brant Point, Coatue and Conservation Land. There is a private approach to an existing 4 bedroom 2 1/2 bath home or offers a unique opportunity to design a custom Nantucket estate which includes main house, in ground pool, tennis court and carriage house. Tranquil Monomoy beach is only a couple of hundred yards away to swim, sail, kayak or just relax looking out on the picturesque harbor/boat basin and town. Abutting lot with private entrance is available for \$1,950,000.00

**First Floor:** Open foyer leads to three bedrooms that share a hall bath. One bedroom has a door to the outside. Laundry and coat closet.

**Second Floor:** Open living, kitchen, dining with cathedral ceilings and a fireplace. Large deck with sweeping views of Nantucket harbor, Town and Massachusetts Land Trust land. Powder room. Master bedroom with his and her closets and a deck.

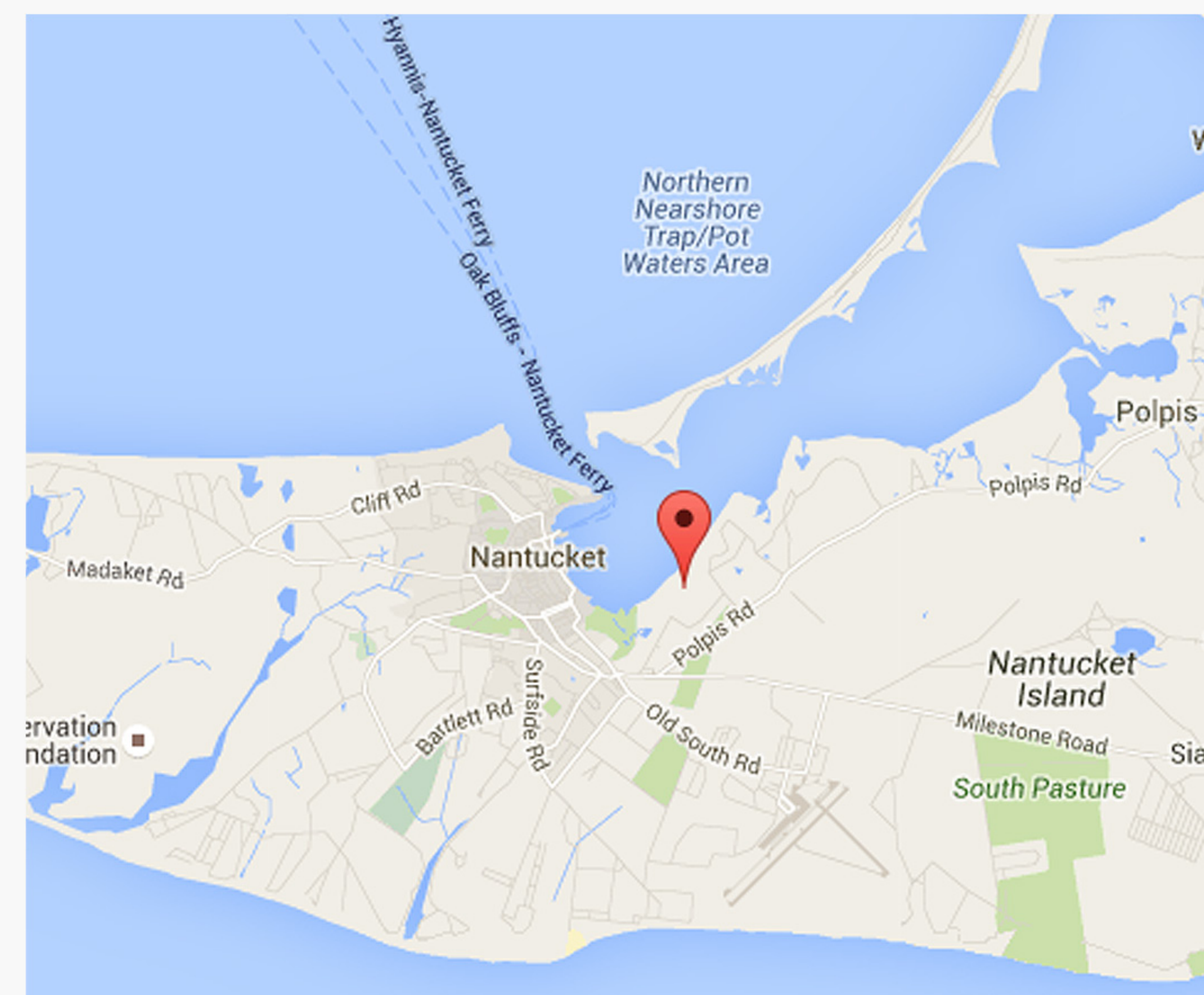
**Basement:** Full unfinished basement.

### Appliances and Other Amenities:

First Floor Bedrooms: 3  
 Heating: None  
 Fireplaces: Yes  
 Floors: Wood  
 Yard: Large  
 Parking: Yes  
 Foundation: Block  
 Lead Paint: No  
 Recreation and Outdoor Spaces: Deck, Garden, Porch  
 Amenities: Insulation, Irrigation, Outdoor Shower

### Taxes and Fees

Assessment Year: 2011  
 Building Assessment: 898,600  
 Land Assessment: 2,547,000  
 Total Assessment: 3,445,600



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