



Squam
\$12,500,000

 **Pepper Frazier**
REAL ESTATE





\$12,500,000

79 Squam Road

Squam

Type: Single Family	Water View: Ocean	Furnished: Un-Furnished	Lot Size (A): 0.87
Rooms: 11	Other View: Pastoral	2nd Dwelling: Existing	Plan: N/A
Bed./Baths: 6 / 6 full 2 half	Year Built: 2013	Zoning: LUG1	Water: Well
Wtr Frontage: Oceanfront	Remodeled: N/A	Lot Size (SF): 37897.00	Sewer: Septic

Stunning Squam Compound with spectacular Atlantic Ocean views! This custom estate is situated on an elevated bluff with amazing sunrises and panoramic views of the exclusive Squam beach and Sankaty Light House to the south. Private stairs and beach path provide direct access to one of Nantucket's nicest beaches. No expense was spared in this Botticelli and Pohl design, Kathleen Hay designs interior decorated, Ernst Land Design for stonework and grounds, and Ed Toole custom built house, cottage and salt water pool. From the minute you enter this truly special property you can see and feel the quality.

First Floor: The first floor features an open living plan with high ceilings and stunning views of the outdoor ocean and pool areas. Sun drenched main living and dining room with marble fireplace has six French doors with wrap around covered porches overlooking both ocean and pool. Chef's kitchen has Calcutta Gold marble center island, 48" Wolf stove top with double ovens and custom built range hood.

Second Floor: Custom curved wall and handrail with square grid paneling walls lead to a landing with cushioned seating areas. Large master suite with ocean side balcony, wall-in closet, generous built-ins, and a spa-like master bath with marble finishes, dual vanities, water closet and soaking tub.

Appliances and Other Amenities:

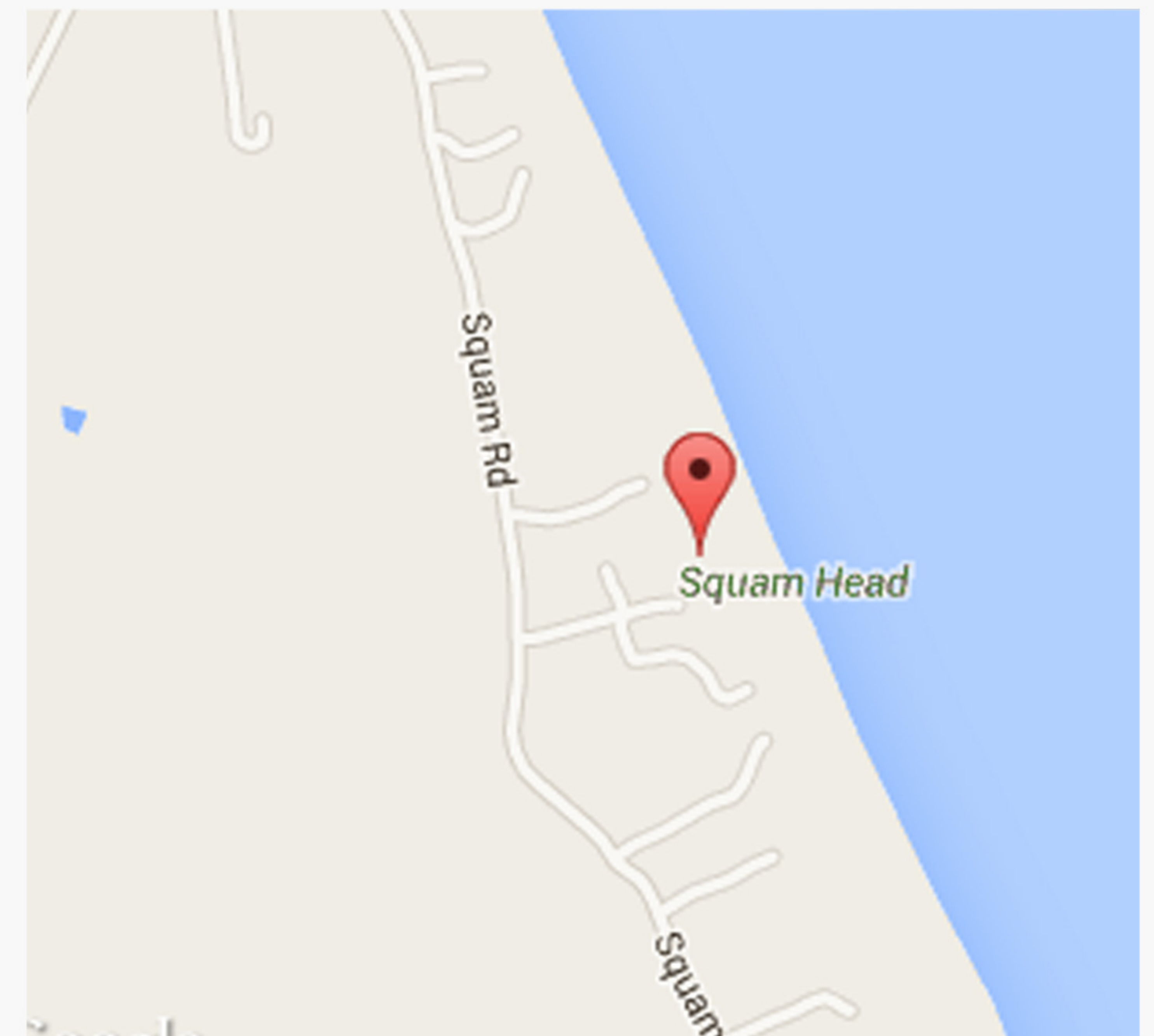
First Floor Bedrooms: 0
 Heating: GasFHA
 Fireplaces: 1
 Floors: Hand hewn hand stained white Oak
 Yard: Yes
 Parking: Yes
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Spaces: Patio, Private Pool, Deck, Porch
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Easements:

Beach footpath and beach easement in favor of 79 Squam Road.

Taxes and Fees

Assessment Year: 2014
 Building Assessment: 1,496,900
 Land Assessment: 3,242,200
 Total Assessment: 4,739,100



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