



Squam







**\$12,500,000**

## 79 Squam Road

**Squam**

<b>Type:</b> Single Family	<b>Water View:</b> Ocean	<b>Furnished:</b> Un-Furnished	<b>Lot Size (A):</b> 0.87
<b>Rooms:</b> 11	<b>Other View:</b> Pastoral	<b>2nd Dwelling:</b> Existing	<b>Plan:</b> N/A
<b>Bed./Baths:</b> 6 / 6	<b>Year Built:</b> 2013	<b>Zoning:</b> LUG1	<b>Water:</b> Well
<b>Wtr Frontage:</b> Oceanfront	<b>Remodeled:</b> N/A	<b>Lot Size (SF):</b> 37897.00	<b>Sewer:</b> 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, dornbracht fixtures, and water closet and soaking tub.

**Basement:** The lower level has 10’ foundation with radiant heat throughout. The En suite bedroom with French doors leads to a private patio and the back yard. The entertainment area offer a home theater with built in hi-definition TV, drawer refrigerator and custom cabinets and a spacious oversized billiards room.

### 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: 2011  
 Building Assessment: 1,783,500  
 Land Assessment: 9,784,700  
 Total Assessment: 11,568,200



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