



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Meg Ruley
508-228-1398

Price: \$19,900,000 Address: 13 Squam Road

Area: Squam

Owner: Cape Island Properties LLC

Type: Single Family Status: Available
 Map/Parcel: 2117 Lot #: D-1
 Zoning: LUG1 Lot Size (SF): 95,832
 Deed: 20402 Lot Size (A): 2.2000
 Wtr Frontage: Oceanfront GLA: 10,682
 Water View: Ocean Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 2005 Rooms: 21
 Remodeled: Beds/Baths: 8/8+
 Furnished: Un-Furnished
 Second Dwelling: Existing



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Ocean front, private compound designed for the discriminating buyer to enjoy the island of Nantucket with family and friends. With panoramic ocean views, this spacious estate includes a main house that masterfully wraps around thoughtfully designed outdoor living areas featuring a pool, cabana, decks, gas firepit, spacious lawn, and exquisite gardens. A private boardwalk, elevated over rosa rugosa and native Nantucket foliage, leads to the exclusive Squam beach.

Basement: The lower level offers numerous entertainment amenities including a home theater with vintage Hollywood décor, top-of-the-line hi definition projector and seating for 12+, a climate control wine cellar, a unique European designed custom bar, spacious home gym with mirrored walls and rubber flooring, and a large children's playroom.

1st Floor: The first floor features an expansive foyer with high ceilings, overlooking the stunning outdoor living areas. To the right of the foyer is the massive, sun splashed great room, ideal for entertaining, with vaulted ceilings and five sets of French doors overlooking the gardens, pool, and Atlantic Ocean. The great room includes a spacious living area with coffered ceilings and a large high definition, flatscreen television that electronically lowers from the ceiling. A large custom kitchen and oversized pantry features Carrera marble counters, custom cabinetry, subway tiled walls, the finest appliances, and a large island and bar. Situated by the French doors is a dining area for 12+ and room for a billiard table. Also to the right of the foyer is a half bath and sun room featuring a unique mural wall by artist Rufus Porter. To the left of the foyer is a hallway with window seats leading to the first floor master bedroom, featuring a fireplace and an en suite bath.

2nd Floor: The 2nd floor features a large master bedroom with vaulted ceilings, fireplace, an en suite custom tiled bathroom with large shower and separate bath, double French doors leading to two decks with unobstructed ocean views, a large walk in closet, and a light filled home office also with French doors to a deck. Two additional bedrooms with en suite baths feature unique finishes such as underwater mural wall and coordinating ocean-themed bath.

Other Structures: This unique compound is designed for entertaining outdoors. As you enter the property, there is a Har-Tru red clay tennis court and small guest house with a full kitchen and one bedroom/bath. The outdoor living area features a large pool and fully equipped cabana with a full kitchen/bar, an indoor grill, and outdoor seating for six. A half bathroom leads to an outdoor shower. Additional details adding to this unique outdoor living area include gas tiki torches, a large stone fire pit with seating, and a covered area with heat and state-of-the-art features such as two flat screen televisions and walls that electronically lower for an enclosed heated outdoor entertaining room.

Second Dwelling: A carriage house features a three car garage with beautifully arched wood doors, and on the second floor, a guest house with a full kitchen, living area, and a two bedroom/two baths, both with private decks.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 3
 Heating: Gas\FHA
 Fireplaces: 2 plus
 Floors: Wood/Tile
 Yard: yes
 Parking: yes
 Foundation: poured concrete
 Lead Paint: No
 Recreation and Outdoor Deck, Garden, Patio, Porch, Private Pool,
 Spaces: Private Tennis Court, Hot Tub, Gym

Stove: Gas
 Refrigerator: Sub Zero Multiple
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Disposal, Insulation,
 Irrigation, Outdoor Shower

Taxes and Fees

Easements

See Certificate 20,402

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



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Assessment Year: 2012
Building Assessment: \$7,070,900
Land Assessment: \$4,658,700
Total Assessment: \$11,729,600
Estimated Taxes: \$43,825

Other Comments

None

Condo Fees: \$0
Condo Fees Include:



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