

Price: \$2,975,000 Address: 9 Old Westmoor Farm Road

Area: West of Town Owner: Bank of New England

Type: Single Family *Status:* Available
Map/Parcel: 41/829 *Lot #:* 30
Zoning: R-20 *Lot Size (SF):* 28,712
Deed: 23486 *Lot Size (A):* 0.6600
Wtr Frontage: None *Plan:* 13328-M
Water View: Pond *Water:* Town
Other View: Pastoral *Sewer:* Town
Year Built: 2008 *Rooms:* 12
Remodeled: *Beds/Baths:* 5/5.5
Furnished: Un-Furnished
Second Dwelling: Potential



This lovely new home is quietly situated off West Chester Street, on Old Westmoor Farm Road. The bucolic setting belies the near town convenience and close proximity of the Westmoor Club. Perfectly accented with gracious detailing, modern amenities, and pastoral landscaping, this is a perfect family setting. There are plans for a garage and apartment. The plans are HDC approved but need to be renewed.

Basement: Basement is currently unfinished but could accommodate any number of uses, including a large family room, entertainment area, bedroom and bath, and gym.

1st Floor: Enter to a foyer with a sweeping stairway to the second floor and cathedral ceilings. Beyond the foyer is the main living area. To the right is a beautiful dining area with wet bar, and kitchen beyond. Off the kitchen is a mudroom, a walk-in pantry, and laundry area. Past the dining area is a sun room, overlooking the covered deck which is perfect for dining and relaxing, back garden and small pond. Off the foyer, to the left, is the living room, office with powder room, and a guest bedroom with full bath. This bedroom has its own private entrance.

2nd Floor: The second floor is highlighted by the two story foyer and beautifully detailed stairway. There is a large master bedroom with sitting area, oversized walk-in closet and generous en suite bath. Off the hallway are three additional bedrooms, each with en suite baths, and a second laundry room with Bosch washer and dryer.

Second Dwelling: There are plans for a garage with apartment above. The plans are HDC approved but need to be renewed.

Building Information

First Floor Bedrooms: 1
Heating: Gas\FHA
Fireplaces: One
Floors: Wood
Yard: Yes
Parking: Yes
Foundation: Poured concrete
Lead Paint: No
Recreation and Outdoor: None
Spaces:

Appliances and Other Amenities

Stove: Wolfe gas
Refrigerator: Sub Zero
Dishwasher: Miele
Washer: Bosch
Dryer: Bosch
Tv Service: Cable
Amenities: None

Taxes and Fees

Assessment Year: 2011
Building Assessment: \$2,313,100
Land Assessment: \$896,000
Total Assessment: \$3,209,100
Estimated Taxes: \$14,326

Easements

Easement running in favor of listed property for sewer and utilities; Nantucket Westmoor Farm Architectural Review Committee. Estimated annual association dues \$3720.

Other Comments

None

Condo Fees: \$0
Condo Fees Include:





