

Price: \$7,900,000 Address: 18 Rabbit Run Road Area: Shawkemo Owner: Rabbit Run, LLC

Type: Single Family Status: Available
 Map/Parcel: 43/176 Lot #: 1
 Zoning: LUG3 Lot Size (SF): 38,246
 Deed: 22365 Lot Size (A): 0.8780
 Wtr Frontage: None Plan: 13364-D
 Water View: Harbor Water: Well
 Other View: Town Sewer: Septic
 Year Built: 2011 Rooms: 11
 Remodeled: Beds/Baths: 5/5.5
 Furnished: Furnished
 Second Dwelling: None



New, extraordinarily well finished home with magnificent views of Nantucket Harbor, town, Coatue and inlet from almost every room as well as pool, patio and porch. Beautiful, custom paneling and moldings throughout and every square foot is done in the best possible quality and taste. This flawless property is just being completed and is the finest new offering on the market.

Basement: Family room with stone fireplace and bar with wine cooler; bedroom with marble bath with shower, and door to exterior staircase; gym/exercise room and paneling and mirrored walls, steam/shower and sauna; large, unfinished storage area that can be finished as wine cellar.

1st Floor: Open entry foyer with views of harbor and town through living room; step down to beautiful living room with fireplace, coffered ceiling, paneling, bar with wine cooler and French doors leading onto patio; dining room with custom built-ins; office with built-ins and rolled, mahogany ceiling; custom kitchen/greatroom with state of the art appliances, breakfast bar separating kitchen from living area with fireplace, built-ins, coffered ceiling, paneling and custom millwork; entrance hall from garage; powder room; laundry room; garage with room above that could be finished as studio, or office.

2nd Floor: Master bedroom suite with large double/walk in closet, marble bath with soaking tub, shower and double vanities, and French door to private deck. Three additional bedrooms, all with en-suite marble baths with showers, one of which has French door to private deck

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHA
 Fireplaces: Three
 Floors: Heart Pine
 Yard: Yes
 Parking: Yes
 Foundation: Poured Concrete
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Patio, Porch, Private Pool

Appliances and Other Amenities

Stove: Wolf
 Refrigerator: Sub-Zeros
 Dishwasher: Yes
 Washer: Yes
 Dryer: Gas
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$1,323,100
 Land Assessment: \$2,128,500
 Total Assessment: \$3,451,600
 Estimated Taxes: \$12,357

Condo Fees: \$0
 Condo Fees Include:

Easements

View easement favoring abutting property. Building Assessment to be determined.

Other Comments

None







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