

Price: \$2,395,000 Address: 268 Polpis Road Area: Polpis Owner: Livingston

Type: Single Family Status: Available
 Map/Parcel: 25/29 Lot #: 7
 Zoning: LUG3 Lot Size (SF): 134,600
 Deed: C20385 Lot Size (A): 3.0900
 Wtr Frontage: None Plan: 10192-G
 Water View: Distant Harbor Water: Well
 Other View: Woods Sewer: Septic
 Year Built: 1890 Rooms: 10
 Remodeled: 2004 Beds/Baths: 5/4+
 Furnished: Un-Furnished
 Second Dwelling: Potential



Charming and offering the ambiance and character found in the antique homes of Sconset and Town. This home is located on 3+ acres of paths wandering through professionally landscaped gardens and a private forest. Four outbuildings, including a one bedroom cottage with a fireplace and bathroom, another one bedroom cottage with a bathroom, an oversized two car garage, and a horse barn that has been converted into an office/studio with a fireplace and a greenhouse all offer separation and privacy. Private stone patios, a screened in summer porch and a second floor deck providing a peek of Polpis Harbor add to the uniqueness of this property. The main house, originally built as a school in 1890, is completely updated and modernized with central air, new kitchen, baths and four fireplaces, yet maintains its original detail and history. An unequaled gem, this property is notable and surprising in every way.

Basement: Crawl space

1st Floor: Enter into original school house sitting room with fireplace; living room with fireplace, cathedral ceilings; dining room with fireplace; Butlers Pantry; screened in summer porch; gourmet kitchen with top of line appliances, eating nook; half bath; second front entry into mudroom next to kitchen with pantry storage; laundry room; storage area; small office. Many rooms exit to outdoor patios and gardens.

2nd Floor: Master Bedroom with fireplace and full bath, his/hers closets; two bedrooms with shared bathroom/shower. Master bedroom has walkout to large deck area overlooking gardens, and outdoor patio area.

Other Structures: 1) Guest Cottage with one bedroom, full bath and fireplace 2) Guest Cottage with side by side bunk beds, full bath 3) Converted horsebarn into office/studio with fireplace; second utility room; half bath; Glassed in outdoor planting area

Second Dwelling: Ground cover available

Building Information

First Floor Bedrooms: 0
Heating: Oil\FHWH
Fireplaces: 6
Floors: Pine
Yard: Yes
Parking: 2 garage, 3 off street
Foundation:
Lead Paint: Unknown
Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch

Appliances and Other Amenities

Stove: Gas Viking
Refrigerator: Sub Zero
Dishwasher: Miele
Washer: Maytag
Dryer: Maytag/Gas
Tv Service: Cable
Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2010
Building Assessment: \$1,089,700
Land Assessment: \$1,187,400
Total Assessment: \$2,277,100
Estimated Taxes: \$8,152

Easements

None shown on Plan

Other Comments

None

Condo Fees: \$0
Condo Fees Include:



508-228-7707

5 North Water Street
Nantucket, Massachusetts 02554

Penny Dey
508-221-0801



268 Polpis Compound



Polpis Harbor



Front Yard



Main House



Rear of house



Courtyard



2 Car garage



Original school house



Livingroom



www.linknantucket.com
Dining Room



www.linknantucket.com
Kitchen/ Eating Nook



www.linknantucket.com
Screened summer porch



www.linknantucket.com
Bedroom 2



www.linknantucket.com
Office/Studio Outbuilding