

**Price: \$1,995,000 Address: 177 Eel Point Road**

**Area: Dionis**

**Owner: Spinner**

Type: Single Family      Status: Available  
Map/Parcel: 33/26      Lot #: 1  
Zoning: LUG2      Lot Size (SF): 80,586  
Deed: COO 16/967      Lot Size (A): 1.8500  
Wtr Frontage: None      Plan: 13887-T  
Water View: Sound      Water: Well  
Other View: Sound      Sewer: Septic  
Year Built: 1983      Rooms: 10  
Remodeled: 1994      Beds/Baths: 5/5.5  
Furnished: Un-Furnished  
Second Dwelling: Existing



www.linknantucket.com

Eel Point compound featuring a four bedroom, three and one half main house and a two bedroom, two bath guest cottage with an over sized single car garage. Enjoy beautiful sunsets and spectacular views of Nantucket Sound from the second floor deck. Perfect get away, easy access to the beach and great fishing on the north shore!

*Basement:* Crawl Space.

*1st Floor:* Master bedroom with wood burning fireplace, private bath, outside deck with ocean views. Two large bedrooms share a full bath. Spacious guest bedroom with a full bath. First floor living room. Laundry area.

*2nd Floor:* The large open floor plan with cathedral ceilings includes a living room with a fireplace. Bright and sunny kitchen and dining room with access to a large deck with water views. Powder room. Decks with ocean views.

*Second Dwelling:* 1443 Square Feet. The cottage was built in 2001. The first floor has a sitting room/full bath and laundry area. Also, an over sized one car garage. The second floor has a kitchen, living room and dining area. Two bedrooms share a full bath. Outside deck with water views. Pull down stairway for attic storage.

Building Information

First Floor Bedrooms: 4  
Heating: Electric  
Fireplaces: 2  
Floors: Pine  
Yard: Yes  
Parking: yes  
Foundation: block  
Lead Paint: No  
Recreation and Outdoor Spaces: Deck, Garden, Porch

Appliances and Other Amenities

Stove: yes  
Refrigerator: yes  
Dishwasher: yes  
Washer: yes  
Dryer: yes  
Tv Service: Satellite  
Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012  
Building Assessment: \$1,243,400  
Land Assessment: \$1,909,000  
Total Assessment: \$3,152,400  
Estimated Taxes: \$11,286

Condo Fees: \$0  
Condo Fees Include:

Easements

Other Comments

Located at the end of Eel Point Road.



www.linknantucket.com  
Main House



www.linknantucket.com  
View from the second floor deck



www.linknantucket.com  
Main House and Guest Cottage



www.linknantucket.com  
First floor living main house



www.linknantucket.com



www.linknantucket.com  
kitchen main house



www.linknantucket.com  
first floor deck



www.linknantucket.com  
guest bedroom



www.linknantucket.com  
Cottage with garage



guest cottage



guest cottage



Guest bedroom cottage