

**Price: \$3,195,000    Address: 20 Woodbury Lane**

**Area: Town**

**Owner: Fogarty**

*Type:* Single Family      *Status:* Available  
*Map/Parcel:* 41/1631      *Lot #:* 28  
*Zoning:* R1/SR1      *Lot Size (SF):* 5,004  
*Deed:* Book 1123, Page 283      *Lot Size (A):* 0.1150  
*Wtr Frontage:* None      *Plan:*  
*Water View:* None      *Water:* Town  
*Other View:* Pastoral      *Sewer:* Town  
*Year Built:* 1992      *Rooms:* 10  
*Remodeled:* 2012      *Beds/Baths:* 4/3.5  
*Furnished:* Furnished  
*Second Dwelling:* Existing



**RARE OFFERING ON WOODBURY LANE!** Exceptional renovation executed by a team of Nantucket's premier designers and builder using the highest quality materials and craftsmanship. This is one of the island's finest locations just a stroll to Main St, Steps Beach and Lily Pond Park. All three floors were exquisitely renovated to offer plenty of square footage and privacy for family and friends to entertain and enjoy. The property is being sold furnished with the finest offerings from The Nantucket Looms. Open floor plan, gourmet kitchen, antique reclaimed oak flooring, shiplapped throughout, custom tile, gorgeous new lighting fixtures, central AC, Sonos music system, alarm system, roof walk with water, town and pastoral views, large garage with studio above, oversized outdoor shower, brick driveway, patio, new landscaping, gardens, yard, and irrigation system. Completely turn key property in an ideal location!

**1st Floor:** Open into stunning and well appointed living room with shiplap throughout and large contemporary gas fireplace. Access private office through wood and glass doors, which features numerous built-ins and a custom mahogany desk. Newly built powder room with granite vessel sink. Enter gourmet kitchen with abundant light and french doors leading to outdoor living area. The gourmet kitchen features a large honed granite island and countertops, Viking professional range, double Miele ovens, and built-in Sub Zero fridge. Large dining area with beautifully appointed fabrics and chandelier. Cozy sitting area with french doors leading to outdoor living area with deck, patio, yard and gardens. Easily accessible from the kitchen and side porch is a large mud room with laundry and sink. Ideal for coming home sandy from the beach or from the oversized outdoor shower with changing room.

**2nd Floor:** Shiplapped central staircase leads to four beautifully decorated bedrooms. The spacious master suite features vaulted ceiling, exquisite custom tiled bath, glass shower, custom lighting, and a spacious walk-in closet with built-ins. The second master bedroom suite includes a Nantucket basket weave tiled bath and glass shower. The spacious queen and twin bedrooms share a beautifully marble tiled bath.

**3rd Floor:** The central staircase leads to the third floor with two additional rooms and a ladder to the roof walk. The additional rooms are ideal for a kids' sanctuary and guest overflow. The large roof walk allows for beautiful water, town and pastoral views.

**Second Dwelling:** The large garage with studio above provides for ample storage and is an ideal space for a workout room or a private office.

**Building Information**

**Appliances and Other Amenities**

*First Floor Bedrooms:* 0  
*Heating:* Oil/FHA  
*Fireplaces:* Large Gas Fireplace  
*Floors:* Antique Reclaimed Oak  
*Yard:* Yes  
*Parking:* Yes  
*Foundation:* Crawl  
*Lead Paint:* No  
*Recreation and Outdoor Spaces:* Deck, Garden, Patio, Porch

*Stove:* Viking Professional Range, 2 Miele Ovens  
*Refrigerator:* Sub Zero  
*Dishwasher:* Miele  
*Washer:* Bosch  
*Dryer:* Bosch  
*Tv Service:* Cable  
*Amenities:* Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

**Taxes and Fees**

**Easements**

*Assessment Year:* 2011  
*Building Assessment:* \$939,100  
*Land Assessment:* \$1,242,100  
*Total Assessment:* \$2,181,200  
*Estimated Taxes:* \$8,032

"Woodbury Lane Association Covenants"

**Other Comments**

Exclusion list to be provided, which includes some selected art/furniture pieces and kitchen belongings.



508-228-7707

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Nantucket, Massachusetts 02554

*Penny Dey*  
508-221-0801

*Condo Fees: \$0*  
*Condo Fees Include:*







