

Price: \$19,995,000 Address: 25 Lincoln Avenue

Area: Cliff Owner: One Indian Ave LLC

Type: Single Family Status: Available
 Map/Parcel: 30/41 Lot #: 11
 Zoning: R1/SR1 Lot Size (SF): 34,621
 Deed: C0022244 Lot Size (A): 0.7900
 Wtr Frontage: Soundfront Plan: 15367-E
 Water View: Sound Water: Town
 Other View: Distant Ocean Sewer: Town
 Year Built: 2008 Rooms: 19
 Remodeled: Beds/Baths: 7/9+
 Furnished: Un-Furnished
 Second Dwelling: Existing



Nantucket at its finest. A spacious, well constructed family compound designed and built with unsurpassed quality and thought. Attention has been given to every detail. From its site high on the Cliff next to Steps Beach, there are outstanding views of Great Point, Nantucket Harbor and the Sound from every room. Main house and guest cottage are separated by lawn, pool, and outdoor entertaining area with fireplace, and connected sotto terra. Private stairs to the beach.

Basement: Lower level: Large media and entertainment room with fireplace, wetbar area and Runco display screen. Powder room with dual max commode. Two bedroom suites, each with full tiled baths. Temperature controlled wine cellar. Large laundry room. Utility room. Walk out access.

1st Floor: Inviting oval entryway with curved features. Formal living room with fireplace and French doors to covered deck, all overlooking the Sound. Spacious family room with fireplace and French door to deck. Office alcove. Bright and airy breakfast area with glass paned wall. Ample kitchen with island, La Cornue custom stove and separate La Cornue gas rotisserie. Liebherr refrigerator. Large kitchen prep and butler's pantry room with Sub Zero refrigerator and freezer drawers. Formal dining room with fireplace and French doors to covered patio and pool area. Powder room. Separate entry to mud room with Whirlpool duet stackable washer and dryer and built in bench. Coffered ceilings throughout main rooms.

2nd Floor: Ample landing with shelving, built in storage and windows to Town. Spectacular master suite with fireplace, French door to private deck. Generous bright master bath, tiled with Calcutta gold marble and Venetian plaster. Twin sinks and whirlpool bath. Frosted glass door to bidet and commode area. Walk in tiled spa shower, dressing vanity, French door to private deck. Twin dressing rooms, each with window seats, built in clothing storage, one with Bosch stackable washer and dryer. Two additional bedroom suites, one with fully tiled walk in shower and private deck, the other with dressing area and full tub and shower bath.

3rd Floor: Large sitting room with full bath (tiled walk in shower). Stairs to Roof walk with incredible 360 degree views.

Second Dwelling: Lower level: Sitting and entertainment room, full bath with walk in shower, utility room, elevator access. Underground access from main house. First floor: Open family, living and kitchen with fireplace. Kitchen includes Wolf range, Bosch dishwasher and Liebherr fridge. Office / telephone area, all overlooking lawn and pool. Powder room. Laundry and utility room with Whirlpool Duet appliances. Second floor: Two bedroom suites, each with beautifully tiled walk in showers, one with deck overlooking pool and Sound beyond.

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHW
 Fireplaces: 6
 Floors: black walnut, marble, slate
 Yard: Yes
 Parking: Yes
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor: Deck, Garden, Patio, Porch, Private Pool
 Spaces:

Appliances and Other Amenities

Stove: La Cornue & Wolf
 Refrigerator: Sub Zero
 Dishwasher: Bosch
 Washer: (4) Whirlpool Duet & Bosch
 Dryer: (4) Whirlpool Duet & Bosch
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$2,970,200

Easements

None known.

Other Comments



508-228-7707

5 North Water Street
Nantucket, Massachusetts 02554

Penny Dey
508-221-0801

Land Assessment: \$8,350,500
Total Assessment: \$11,320,700
Estimated Taxes: \$40,528

Condo Fees: \$0
Condo Fees Include:

Designed by Workshop for Architecture and built by Walter Unis and UCI. Elevators in both main house and cottage, custom lighting systems, efficient geothermal heating and cooling system and temperature controlled wine cellar are just a few of the unique features. Private boardwalk to beach has been approved and is being laid in June 2010.







