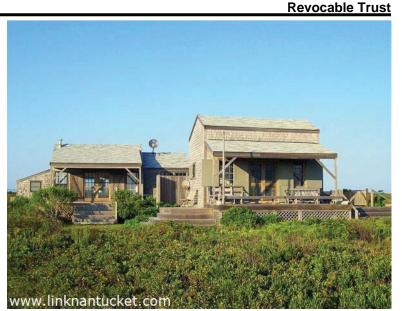




Owner: Andrew F. Oates Jr.

Price: \$1,725,000 Address: 40 Madequecham Valley Road

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Туре:	Single Family	Status:	Available
Map/Parcel:	89/26	Lot #:	0000
Zoning:	LUG3	Lot Size (SF):	191,664
Deed:	Book 321/Page18 4	Lot Size (A):	4.4000
Wtr Frontage:	Oceanfront	Plan:	NA
Water View:	Ocean	Water:	Well
Other View:	Pastoral	Sewer:	Septic
Year Built:	1950	Rooms:	4
Remodeled:	1992	Beds/Baths:	2/1
Furnished:	Un-Furnished		
Second Dwe	Iling: Potentia	I	



Area: Madequecham

Once in a lifetime you discover a place where your soul is at peace and the pressures of the world melt away. This is it...artfully appointed in a way that transforms a summer "shack" to a stylish Nantucket summer cottage and beautifully situated on a 4 + acre lot with incredible sunrises and sunsets. Don't miss seeing this quintessential waterfront cottage with commanding views of the Atlantic ocean and the moors. Here you will fall asleep to the sound of the waves and wake up to each new day at the beach. This is where summers dreams are made.

Basement: The cottage is built on piers.

1st Floor: The entrance to the cottage is thru a fenced in courtyard with outdoor shower, storage shed and utility closet. The front door leads to a foyer with vaulted ceilings; off the foyer is a 1/4 bath with a sink and pantry closet with a second refrigerator with freezer and microwave. One passes by a cozy galley kitchen with a window looking out over the moors and a skylight to bring light into the space. The kitchen appliances include an electric stove and two under-counter refrigerators. Opposite the Kitchen is a bunk room. At the back of the house, overlooking the water is an L- shaped Living room with french doors leading to a covered porch and side deck with stadium stairs down to the lawn. Vaulted ceilings and horizontal paneling painted white give the room a feeling of light and space while retaining the Nantucket cottage chic. A gas stove provides heat in the off-season and a separate sitting area with a table is a wonderful place to work or play board games. A separate wing to the right of the older portion of the house bring wonderful light into the space while providing a nice view over the moors towards the ocean. Located off the hallway is a large full bath with fiberglass tub/shower and a separate Laundry room. At the end of the hallway is a spacious Master bedroom with vaulted ceilings and white washed interior paneling applied on the diagonal. Two french doors open onto a private covered deck that enjoys spectacular views of the moors and the ocean. The room is arranged with a desk area and there is gas fired stove for off-season heat.

Other Structures: Outdoor storage shed off the Master bedroom.

Building Information	Appliances and Other Amenities
First Floor Bedrooms: 2 Heating: Other Fireplaces: 2 Gas Stoves for heating in off-season Floors: Wood Yard: Yes Parking: Yes Foundation: Piers Lead Paint: Unknown Recreation and Outdoor Deck, Porch	Stove: Electric Refrigerator: under counter and Refrig. With freezer Dishwasher: No Washer: Yes Dryer: Yes Tv Service: Satellite Amenitites: Outdoor Shower
Spaces: <u>Taxes and Fees</u> Assessment Year: 2012 Building Assessment: \$220,900 Land Assessment: \$1,728,100 Total Assessment: \$1,949,000 Estimated Taxes: \$7,263	Easements Lot size is approximate. This area is subject to erosion. Other Comments



Condo Fees: \$0 Condo Fees Include: Penny Dey 508-221-0801

From the Milestone Rotary travel approx. 1.5 miles to New South Road (formerly Bunker Road)where you take a right. Follow to the airport gate where you will turn left onto a dirt road. Travel straight to where the road bends to the right and begins to parallel the ocean. The ninth house on the left is 40 Madequecham Valley Road.



Penny Dey 508-221-0801













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