

Price: \$14,995,000 Address: 47 Monomoy Road

Area: Monomoy

Owner: 1908 Realty Trust

Type: Single Family Status: Available
 Map/Parcel: 54/6.1 Lot #: 5
 Zoning: LUG1 Lot Size (SF): 45,272
 Deed: C 23525 Lot Size (A): 1.0400
 Wtr Frontage: None Plan: LcPI 14029
 Water View: Harbor Water: Town
 Other View: Town Sewer: Town
 Year Built: 1920 Rooms: 20
 Remodeled: 2011 Beds/Baths: 6/8+
 Furnished: Un-Furnished
 Second Dwelling: Existing



This extraordinary home was built in 1920 and moved to its current site and completely renovated in 2011. Situated in desirable Monomoy and surrounded by beautifully-manicured lawns and gardens, the main house and guest cottage enjoy spectacular views of Nantucket Harbor and town.

Basement: The full, finished basement has a theatre with a 96" screen, an art studio, a fitness room, a wine cellar and storage rooms.

1st Floor: The main house has a bow front, covered porch with a coffered ceiling and entryway into a gracious foyer with white oak floors and custom trim, which can be found throughout the residence and cottage. There is a powder room with a hand-painted wall mural. The living room features a fireplace and custom built-ins and French doors which open to the porch. The adjacent sunroom looks out over the gardens and the Gunite swimming pool and has beautiful stenciled floors painted by island artist, Karen Ward. The dining room also opens to the porch and to the large, gourmet kitchen with top-of-the-line appliances, granite countertops and custom cabinetry/built-ins. There is a study with antique heart pine wall paneling, as well as a laundry and half-bath.

2nd Floor: There are five en suite bedrooms on the second floor, most of which feature sweeping water views. The master suite has a sitting room and very large and luxurious bathroom/spa with a Jacuzzi, stall shower and Carrera marble tile.

3rd Floor: There is a large playroom with a bathroom and storage closets on the third floor, which enjoys magnificent views. There is also access to a widow's walk.

Second Dwelling: Adjacent to the pool is a Gambrel-style, two-bay garage/guest cottage with a full bathroom and kitchenette. It features water views, custom trim and built-ins.

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHA
 Fireplaces: 2
 Floors: 4
 Yard: Beautifully landscaped yard, with mature privet hedges and gardens
 Parking: Yes
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor: Deck, Garden, Patio, Porch, Private Pool, Gym
 Spaces: Gym

Appliances and Other Amenities

Stove: Viking, six-burners
 Refrigerator: Sub-zero
 Dishwasher: Bosch
 Washer: Whirlpool
 Dryer: Whirlpool
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$1,591,800
 Land Assessment: \$3,629,300
 Total Assessment: \$5,221,100
 Estimated Taxes: \$18,692

Condo Fees: \$0
 Condo Fees Include:

Easements

Taxes and Assessments to be Determined.

Other Comments

From Main Street, take a left onto Orange Street and follow to the rotary. Go three-quarters of the way around and onto Milestone Road. Veer left onto Monomoy Road; where road splits, stay to the left. 47 Monomoy is on the right side, after the bend in the road.



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