

Price: \$13,200,000 Address: 79 Eel Point Road

Area: Dionis

Owner: Taddonio

Type: Single Family Status: Available
 Map/Parcel: 32/44 Lot #: 2
 Zoning: LUG2 Lot Size (SF): 115,870
 Deed: 262 / 78 Lot Size (A): 2.6600
 Wtr Frontage: None Plan: 38098-A
 Water View: Sound Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1994 Rooms: 14
 Remodeled: Beds/Baths: 5/4+
 Furnished: Un-Furnished
 Second Dwelling: Existing



www.linknantucket.com

Thoughtfully and thoroughly conceived, the main dwelling, garage with guest quarters, in-ground heated pool and tennis court with attendant tennis house share this rolling, oversized lot. The custom post and beam home, built to exacting tastes, was designed to take advantage of the stunning views of Nantucket Sound and surrounding conservation land. Large windows and plenty of access to the covered porches and decks that surround the house, invite the light inside. Stroll the boardwalk and private stairs to this coveted stretch of beach. Swim in the pool or play tennis, any time you please.

Basement: Wine cellar, recreation room, laundry room, storage and utilities

1st Floor: Large hallway entrance has views straight to Nantucket Sound. "L" shaped kitchen / family room with plenty of light and access to the deck. Separate dining room, living room with fireplace and cosy office/library. Decks and covered porches surround over half of the building and total over 1350 sf on the ground level

2nd Floor: Master bedroom with fireplace and walk-in closet. Doors to the deck and Windows on three sides of the room provide incredible views of Nantucket Sound and surrounding conservation land. Master bath with tub and glass shower. Guest room with private bath and deck on the south side of the house. Second guest room, with deck overlooking the water, shares a full bath with a large bunk room.

Other Structures: A tennis house with separate driveway access and additional parking.

Second Dwelling: Oversized two car garage on the first floor. The second floor is a one bedroom, one bath guest accommodation with an cathedral-ceilinged kitchen / dining / living room and doors to a second floor deck with views to match the main house. Poolside of the garage is a deck with outdoor shower and access to half bath and changing room.

Building Information

First Floor Bedrooms: 0
Heating: Gas\FHW
Fireplaces: three
Floors: Antique Heart Pine/tile
Yard: Manicured lawn, perennial gardens and plenty of additional yard area
Parking: Half-circle driveway with garage and plenty of parking. Separate driveway
Foundation: Poured
Lead Paint: No
Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch, Private Pool, Private Tennis Court

Appliances and Other Amenities

Stove: Yes
Refrigerator: Yes
Dishwasher: Yes
Washer: Yes
Dryer: Yes
Tv Service: Satellite
Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Easements

Driveway easement to benefit 77 Eel Point Road. Boardwalk and beach access easement to benefit 79 Eel Point Road.

Taxes and Fees

Assessment Year: 2012
Building Assessment: \$1,862,800
Land Assessment: \$3,238,900
Total Assessment: \$5,101,700
Estimated Taxes: \$0

Other Comments

Follow Eel Point Road until it turns to dirt. Property is on the right with a half-circle drive and plenty of parking at garage. Additional driveway for access to tennis court / tennis house.

Condo Fees: \$0



508-228-7707

5 North Water Street
Nantucket, Massachusetts 02554

Penny Dey
508-221-0801

Condo Fees Include:



From Loring Conservation showing tennis courtLand



Pool and Boardwalk to beach - tennis courts lower left



