

Price: \$13,900,000 Address: 9 Fulling Mill Road

Area: Polpis

Owner: Smith

Type: Single Family Status: Available
 Map/Parcel: 27/25 Lot #: 3
 Zoning: LUG3 Lot Size (SF): 69,302
 Deed: 18060 Lot Size (A): 1.4100
 Wtr Frontage: Harborfront Plan: 14311-K
 Water View: Harbor Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 2000 Rooms: 14
 Remodeled: Beds/Baths: 6/6+
 Furnished: Furnished
 Second Dwelling: Existing



"Outlook"

The enchanting panoramic views of Nantucket Harbor and the tidal salt ponds from this exquisite and private property are rare and matchless. It is an outstanding property featuring a 5 bedroom 5 bath Main House and a 1 bedroom 1 bath Guest Cottage, all designed by Botticelli and Pohl and built by Hill Construction with extensive attention to detail and quality. The secluded pool and waterfall spa surrounded by beautiful landscaping, a stone terrace with wisteria covered pergola, numerous indoor and outdoor living areas and deeded beach and mooring rights are just a few of the amenities of this spectacular offering!

Basement: Partially finished basement contains a fully- outfitted gym with mirrored wall, temperature controlled wine room with rolled copper counters, decorative wall mural, redwood racking system and slate floor tiles. Large utility/storage areas with bulk head access.

1st Floor: Vaulted entry with arched passageway to living room. Spacious living room with two sitting areas, fireplace with slate hearth and surround, custom built-ins, wall of glass doors with transoms overlooking the harbor and tidal salt ponds, access to stone terrace. Dining room with double glass French doors, mural of local scenery and birds on walls and ceiling, large window seat with storage. Library with custom hickory paneling, fireplace, built-in desk, bookshelves and cabinets, wet bar with copper sink and bar refrigerator, glass French doors lead to separate office with built-in desk, cabinets and bookshelves, 6 windows overlook the tidal salt ponds, French doors to stone terrace. Expansive kitchen/family room/dining area, custom alder cabinets, 57"x85" marble island, raised stone hearth fireplace with fossil shell inlays, built-ins, dining banquette, large custom cabinet with wet bar, copper sink and refrigerated drawers, access to stone terrace, yard and screened porch. Mudroom with cathedral ceiling and loft, laundry, granite sink, large storage closet, potting bench, powder room and access to pool and yard. Separate pantry with copper sink, granite counters, cabinets, ice maker and refrigerator. Powder room with glass sink with fossil fish and decorative painted walls. Guest bedroom, ensuite bath with frog tile inlays and beadboard walls.

2nd Floor: Beautiful landing. Master suite with spacious sitting area with fireplace, built-ins and bookshelves, built-in dressers, glass doored closets and laundry chute, private balcony overlooks harbor and tidal salt ponds, oversized walk-in closet with built-in dressers, safe and eve storage. Master bath has limestone floors, counters and wall tiles, double vanities with cabinets, seated make-up area, double soaking jacuzzi with fantastic views, steam shower, heated towel bars. 3 ensuite guest bedrooms all with gorgeous views, distinct tiled bathrooms, large custom closets and window seats.

Second Dwelling: Charming and spacious guest cottage built with a high level of craftsmanship providing the utmost quality and comfort. First Floor: Beadboard foyer with limestone tile floors, coat closet, closet with stacked washer and dryer. Stairway to garage on lower level. Kitchen with alder cabinets, granite counters and island. Glass French doors to living/dining room with cathedral ceiling, fireplace with slate hearth and surround, built-ins and French doors to a private deck overlooking the grounds and the tidal salt ponds. Loft. Guest bedroom with full bath. Lower Level: Stone- faced two car-garage with triple barn style doors and additional storage area. Pool equipment.

Building Information

First Floor Bedrooms: 0
 Heating: Oil\FHW
 Fireplaces: 4
 Floors: Red Birch
 Yard: Gorgeous
 Parking: Ample
 Foundation: Poured
 Lead Paint: No

Appliances and Other Amenities

Stove: Viking Stovetop/Wolfe double ovens
 Refrigerator: SubZero
 Dishwasher: Miele(2)
 Washer: Maytag Neptune
 Dryer: Maytag Neptune
 Tv Service: Cable
 Amenities: None



508-228-7707

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Nantucket, Massachusetts 02554

Penny Dey
508-221-0801

Recreation and Outdoor Spaces: None

Easements

Nantucket Conservation Order of Conditions, Deeded Beach Rights

Taxes and Fees

Assessment Year: -1
Building Assessment: \$3,344,100
Land Assessment: \$4,530,900
Total Assessment: \$7,875,000
Estimated Taxes: \$28,241

Other Comments

None

Condo Fees: \$0
Condo Fees Include:















