

Price: \$3,695,000 Address: 1 Esthers Island Road

Area: Madaket

**Owner: Esthers Island
Retreat LLC**

Type: Single Family *Status:* Available
Map/Parcel: 6111/1 (& multiple *Lot #:* 1-49, 9-18
others)
Zoning: LUG3 *Lot Size (SF):* 566,280
Deed: 01108 / 86 *Lot Size (A):* 13.0000
Wtr Frontage: Oceanfront *Plan:* 2408-U
Water View: Ocean *Water:* Well
Other View: Sound *Sewer:* Septic
Year Built: 2008 *Rooms:* 6
Remodeled: *Beds/Baths:* 3/1+
Furnished: Furnished
Second Dwelling: None



Featured in Coastal Living and This Old House, Esther's Island Retreat is a secluded luxury retreat located off the western tip of Nantucket. This private three bedroom beach cottage boasts 360-degree open views to the Atlantic Ocean and Madaket Harbor offering the perfect spot to enjoy all the best of a Nantucket summer. Morning walks on a deserted beach. Afternoons under full sail. Magical evening sunsets. It is truly a place apart from the world. On Esther's, there are no business meetings. No traffic. No tourists. Just sea, sun, sand, and solitude. Esther's Island Retreat is a sustainable homesite, sourcing energy needs from solar panel arrays and a back-up generator. The cottage provides all of the creature comforts of a luxury home while treading lightly on the sensitive coastal site it occupies.

1st Floor: Entry to this remarkable home is by an expansive waterfront deck with outdoor fireplace and incredible views to Madaket Harbor and Nantucket Sound. A three-part glass folding door slides open to a magnificent great room with 360-degree water views, custom millwork, beautiful cathedral ceiling with arched pine beams, farmed-mahogany flooring and a hand-laid stone fireplace. The gourmet kitchen and dining area share this space, adding soapstone counters, glass subway tiles, a large farmer's sink, and top-end appliances. From the kitchen one looks through a oceanfront sunporch with weathered cedar shingles on the interior walls and an expanse of oversized mahogany windows which provide breathtaking, unobstructed views to the Atlantic. Adjacent to the sunporch is the master bedroom suite with shiplap walls, cathedral ceiling, private deck overlooking the harbor and an en suite bathroom complete with custom stone tile flooring and walls, an arched ceiling reminiscent of a ship's hull and access to an outdoor shower with ocean views. At the other end of the sunporch is a second bedroom with cathedral ceiling, shiplap walls, harbor and ocean views, and a half bath with access to an oceanfront outdoor shower. A hallway connects the second bedroom to a beautiful second master suite with expansive harbor views, cathedral ceiling, built-in desk and bookcases, mahogany flooring and bathroom with access to a private outdoor shower.

Other Structures: Designed to look like a boathouse, the shed serves dual function as a storage area for beach and boat gear as well as housing for the property's clean energy systems. Esther's Island is not connected to an electrical power grid. Consequently, the property sources power and heat from a photovoltaic solar panel array and flat-plate solar thermal panels. For back-up power, there is a 20kW propane generator on site (to be installed 2012).

Building Information

First Floor Bedrooms: 3
Heating: None
Fireplaces: One
Floors: Mahogany, Stone
Yard: Spacious, oceanfront
Parking: Yes
Foundation: Piers
Lead Paint: Unknown
Recreation and Outdoor Spaces: Deck, Patio

Appliances and Other Amenities

Stove: Viking
Refrigerator: SubZero
Dishwasher: Bosch
Washer: GE
Dryer: GE
Tv Service: None
Amenities: Alarm, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
Building Assessment: \$582,300
Land Assessment: \$3,630,000
Total Assessment: \$4,212,300
Estimated Taxes: \$12,777

Easements

See Deed. Order of Conditions. Acreage is estimated from town records. Property is subject to erosion. Property is currently undergoing system upgrades. Ask broker for details. Address a/k/a 1 New York Avenue.

Other Comments



508-228-7707

5 North Water Street
Nantucket, Massachusetts 02554

Alison K. Forsgren
508.566.4449

Condo Fees: \$0
Condo Fees Include:

Sustainable design and building practices are merged flawlessly with the highest levels of casual luxury in this rare and private, three bedroom, off-the-grid property nestled between the Atlantic Ocean and Madaket Harbor. Designed by international architecture firm, Hart Howerton, and HGTV interior designer, Linda Woodrum, this pavilion-style home is the perfect compliment to the endless ocean views and ever-changing colors of beachfront living. Whether you arrive by boat or by beach, your senses are quickly flooded with the many reasons that this must be one of the most uniquely beautiful places on the East Coast. (Marine travel currently required given restricted road access.)









