

**Price: \$2,895,000    Address: 25 Almanack Pond Road**

**Area: Polpis**

**Owner: Almanack Pond  
Nominee Trust**

*Type:* Single Family      *Status:* Available  
*Map/Parcel:* 25/14      *Lot #:* A  
*Zoning:* LUG3      *Lot Size (SF):* 338,000  
*Deed:* C15558      *Lot Size (A):* 7.0000  
*Wtr Frontage:* None      *Plan:* 4838-D  
*Water View:* Pond      *Water:* Well  
*Other View:* Pastoral      *Sewer:* Septic  
*Year Built:* 1970      *Rooms:* 8  
*Remodeled:* 1990      *Beds/Baths:* 5/3.5  
*Furnished:* Un-Furnished  
*Second Dwelling:* Existing



Exceptional Polpis area horse farm offering privacy and serenity on seven acres. The main house, abundant with details, enjoys views over the expansive grounds with a large rolling lawn leading down to a private pond. The property also offers a guest house, studio cottage, green house/potting shed and an exquisite seven stall barn facility. Abutting hundreds of acres of conservation land, this property provides easy access to spectacular walking trails ideal for nature lovers.

*Basement:* Partial basement w/ utilities.

*1st Floor:* Center hall entry; open living and dining area with french doors that open onto a terrace; kitchen; pantry; rear entry/mudroom; laundry room; full bath, bedroom and bedroom with fireplace.

*2nd Floor:* Second floor landing; bedroom with full bath (shower); bedroom with half bath; bedroom with full bath (tub and shower).

*Other Structures:* Horse Barn--Beautifully constructed post and beam seven stall horse barn with tack room and very spacious hay loft. Studio Cottage--Charming studio cottage space adjacent to the main house featuring an open living space with a full bath and loft.

*Second Dwelling:* Charming guest cottage with a light-filled open living space with loft that opens onto a private deck.

Building Information

*First Floor Bedrooms:* 2  
*Heating:* Oil\FHA  
*Fireplaces:* Two  
*Floors:* Wide Pine  
*Yard:* Yes  
*Parking:* Yes  
*Foundation:* Block  
*Lead Paint:* Unknown  
*Recreation and Outdoor Spaces:* Garden, Patio

Appliances and Other Amenities

*Stove:* Six burner w/ griddle  
*Refrigerator:* Yes  
*Dishwasher:* Yes  
*Washer:* Yes  
*Dryer:* Yes  
*Tv Service:* Cable  
*Amenities:* Alarm, Wood Stove, Insulation, Outdoor Shower

Taxes and Fees

*Assessment Year:* 2012  
*Building Assessment:* \$1,153,800  
*Land Assessment:* \$1,729,300  
*Total Assessment:* \$2,883,100  
*Estimated Taxes:* \$10,739

*Condo Fees:* \$0  
*Condo Fees Include:*

Easements

ConCom order of conditions

Other Comments

None



Aerial of area





Main House Front



Rear Terrace



Driveway Entry



Living room



Kitchen



Dining area



Dining area



1st Floor Bedroom



1st Floor bedroom with Fireplace



Second Floor Landing



Second Floor bedroom with half bath



Second Floor bedroom with full bath



Second floor rear bedroom with full bath



Studio Cottage



Guest Cottage



Horse barn interior



www.linknantucket.com  
Center Hall Entry



www.linknantucket.com  
Bath to second floor rear bedroom



www.linknantucket.com  
Guest cottage living area and loft



www.linknantucket.com  
Guest cottage full bath