

Price: \$6,995,000 Address: 3 Capaum Pond Road Area: Cliff Owner: 2 Avery Street LLC

Type: Single Family Status: Available
 Map/Parcel: 40/54 Lot #: A1
 Zoning: LUG2 Lot Size (SF): 125,888
 Deed: 953/133 Lot Size (A): 2.8900
 Wtr Frontage: None Plan: 01-34
 Water View: Distant Harbor Water: Town
 Other View: Pastoral Sewer: Septic
 Year Built: 2007 Rooms: 14
 Remodeled: Beds/Baths: 5/7.5
 Furnished: Furnished
 Second Dwelling: None



Everything you desire in a luxurious Nantucket property! This distinguished offering is nestled on nearly three acres of land in the sought-after Cliff area and features a custom-built five bedroom home, a beautiful studio/garage, a one-of-a-kind pool house, and heated pool/spa. Enjoy this superb location just moments from the gorgeous north shore beaches of Nantucket and convenient to bike paths and walking trails. Impeccably furnished by Nantucket House Antiques, one could move right in to this elegant home. Entertain, relax, and delight in this turn key property.

Basement: Full unfinished basement with high ceilings and space to create a media room, family room, game room, wine cellar and more!

1st Floor: Enter into a grand three-story foyer with a handcrafted wood inlay compass rose and curved cherry staircase. A gorgeous custom archway opens to a spacious living room/dining room with a double-sided fireplace with raised hearth, built-in bar, coffered ceiling and French doors which open to an expansive covered porch. The custom kitchen features top of the line appliances, a large center island, breakfast counter, spacious walk-in pantry, and powder room. Just beyond the kitchen is a mudroom/laundry room with side entrance. To the left of the main living room is a lovely sitting room with shared double-sided fireplace, access to the rear covered porch, and a private library/office. This area also features a bedroom wing with a generously sized first floor master bedroom, as well as another guest bedroom with ensuite bath.

2nd Floor: The second floor landing opens to the beautiful entry foyer below and to a brightly-lit living room with fireplace, cathedral ceilings and French doors to an exterior deck overlooking the pool. Down a long hallway to the left of the living room is a spacious master bedroom suite with a fireplace, access to a private deck overlooking the pool, and a custom tiled bathroom with separate jacuzzi tub. Two additional bedroom suites with gorgeous bathrooms occupy this floor. One of these bedrooms also has its own private exterior balcony.

3rd Floor: Loft with a ship's ladder to the roof walk with Capaum Pond and Nantucket Sound views -- the perfect place to enjoy stunning evening sunsets.

Other Structures: Beyond the 14'x36' heated pool with separate spa is a creatively-designed post and beam pool house with hard wood floors, vaulted ceiling, spacious lounge area, bar/kitchenette, and a full bathroom.

Second Dwelling: Two-car garage with a separate room on the ground floor level for recreational equipment and/or beach equipment and storage. Interior stairs lead to a spacious open studio with full bath and kitchenette. French doors grant access to an exterior rear deck.

Building Information

First Floor Bedrooms: 2
 Heating: Gas\FHA
 Fireplaces: 4
 Floors: Wood, Tile
 Yard: Professionally Landscaped
 Parking: Ample
 Foundation: Poured Concrete
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Patio, Porch, Private Pool

Appliances and Other Amenities

Stove: Wolf Gourmet
 Refrigerator: Subzero
 Dishwasher: Bosch & Fisher & Paykel DW Drawers
 Washer: Yes (2)
 Dryer: Yes (2)
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$3,599,700
 Land Assessment: \$1,646,800

Easements

See Deed.

Other Comments



508-228-7707

5 North Water Street
Nantucket, Massachusetts 02554

Penny Dey
508-221-0801

Total Assessment: \$5,246,500
Estimated Taxes: \$19,551

Condo Fees: \$0
Condo Fees Include:

Located near Nantucket's original harbor, Capaum Pond, the property is conveniently located on the Cliff and very close to Dionis. Access Capaum Pond Road via Cliff Road; this private property is nestled in on the right with circular driveway.



Grand three-story foyer entry with a handcrafted wood inlay compass rose and



Spacious living room/dining room with a double-sided fireplace with raised hearth, built-in bar,



Brightly lit Dining Room with enterating room for 20



A second sitting area on the main floor shares the double-sided fireplace and has access to the covered porch.



First floor guest bedroom or master suite with french sliders to a roomy covered porch.



Spacious master bedroom suite with vaulted ceilings, fireplace, access to a private deck



Second floor guest bedroom suite with balcony.



Second floor living/entertaining room with deck access and stairs to the widow's walk with



Creatively-designed post and beam pool house with hard wood floors, vaulted ceiling, spacious lounge area, bar/lit barrette, and a full bathroom



14'x36' heated pool with separate spa



This high-end kitchen is a chef's and host's delight featuring top of the line appliances and beautiful fin-