

**Price: \$1,725,000**    **Address: 40 Madequecham Valley Road**

**Area: Madequecham**    **Owner: Andrew F. Oates Jr. Revocable Trust**

*Type:* Single Family      *Status:* Available  
*Map/Parcel:* 89/26      *Lot #:* 0000  
*Zoning:* LUG3      *Lot Size (SF):* 191,664  
*Deed:* Book 321/Page184      *Lot Size (A):* 4.4000  
*Wtr Frontage:* Oceanfront      *Plan:* NA  
*Water View:* Ocean      *Water:* Well  
*Other View:* Pastoral      *Sewer:* Septic  
*Year Built:* 1950      *Rooms:* 4  
*Remodeled:* 1992      *Beds/Baths:* 2/1  
*Furnished:* Un-Furnished  
*Second Dwelling:* Potential



Once in a lifetime you discover a place where your soul is at peace and the pressures of the world melt away. This is it...artfully appointed in a way that transforms a summer "shack" to a stylish Nantucket summer cottage and beautifully situated on a 4 + acre lot with incredible sunrises and sunsets. Don't miss seeing this quintessential waterfront cottage with commanding views of the Atlantic ocean and the moors. Here you will fall asleep to the sound of the waves and wake up to each new day at the beach. This is where summers dreams are made.

*Basement:* The cottage is built on piers.

*1st Floor:* The entrance to the cottage is thru a fenced in courtyard with outdoor shower, storage shed and utility closet. The front door leads to a foyer with vaulted ceilings; off the foyer is a 1/4 bath with a sink and pantry closet with a second refrigerator with freezer and microwave. One passes by a cozy galley kitchen with a window looking out over the moors and a skylight to bring light into the space. The kitchen appliances include an electric stove and two under-counter refrigerators. Opposite the Kitchen is a bunk room. At the back of the house, overlooking the water is an L- shaped Living room with french doors leading to a covered porch and side deck with stadium stairs down to the lawn. Vaulted ceilings and horizontal paneling painted white give the room a feeling of light and space while retaining the Nantucket cottage chic. A gas stove provides heat in the off-season and a separate sitting area with a table is a wonderful place to work or play board games. A separate wing to the right of the older portion of the house is approached through a long hallway with vaulted ceilings and lined on one side with built-in drawers, above which, three windows bring wonderful light into the space while providing a nice view over the moors towards the ocean. Located off the hallway is a large full bath with fiberglass tub/shower and a separate Laundry room. At the end of the hallway is a spacious Master bedroom with vaulted ceilings and white washed interior paneling applied on the diagonal. Two french doors open onto a private covered deck that enjoys spectacular views of the moors and the ocean. The room is arranged with a desk area and there is gas fired stove for off-season heat.

*Other Structures:* Outdoor storage shed off the Master bedroom.

Building Information

*First Floor Bedrooms:* 2  
*Heating:* Other  
*Fireplaces:* 2 Gas Stoves for heating in off-season  
*Floors:* Wood  
*Yard:* Yes  
*Parking:* Yes  
*Foundation:* Piers  
*Lead Paint:* Unknown  
*Recreation and Outdoor Deck, Porch Spaces:*

Appliances and Other Amenities

*Stove:* Electric  
*Refrigerator:* under counter and Refrig. With freezer  
*Dishwasher:* No  
*Washer:* Yes  
*Dryer:* Yes  
*Tv Service:* Satellite  
*Amenities:* Outdoor Shower

Taxes and Fees

*Assessment Year:* 2012  
*Building Assessment:* \$220,900  
*Land Assessment:* \$1,728,100  
*Total Assessment:* \$1,949,000  
*Estimated Taxes:* \$7,263

Easements

Lot size is approximate. This area is subject to erosion.

Other Comments



508-228-7707

5 North Water Street  
Nantucket, Massachusetts 02554

*Alison K. Forsgren*  
508.566.4449

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

From the Milestone Rotary travel approx. 1.5 miles to New South Road (formerly Bunker Road) where you take a right. Follow to the airport gate where you will turn left onto a dirt road. Travel straight to where the road bends to the right and begins to parallel the ocean. The ninth house on the left is 40 Madequecham Valley Road.





