



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Meg Ruley
508-228-1398

Price: \$3,695,000 Address: 1 Osprey Way Area: Hummock Pond Owner: GHT Partnership

Type: Single Family Status: Available
 Map/Parcel: 65/019 Lot #: 0
 Zoning: LUG2 Lot Size (SF): 200,376
 Deed: C22441 Lot Size (A): 4.6000
 Wtr Frontage: Pondfront Plan: 14846-A
 Water View: Pond Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 2000 Rooms: 11
 Remodeled: Beds/Baths: 4/5.5
 Furnished: Un-Furnished
 Second Dwelling: Existing



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Rare and special pond front cottage compound on large private lot. 3 Main structures include, 3/3 main house, 1/1.5 guest cottage, Garage, plus artist's studio. Fireplaces, modern kitchens and baths. Conservation views over Ram's Pasture. Simply magical setting. Landscaping is low impact, low maintenance and blends with the natural surroundings.

Basement: Storage/utility basement in "The Cottage"

1st Floor: Main House is named "Pond House" for obvious reasons. The views are unobstructed across Hummock Pond to Ram's Pasture and Sanford Farm Conservation area. Entry hall leads to an open cathedral living room/ dining room with fireplace. Beamed ceilings throughout. There are two first floor bedrooms with private baths. There is a full laundry on the first floor, modern kitchen with high end appliances, open to living room, waterside screen porch provides a great place for relaxing or dining.

2nd Floor: Consists of master suite including pond side sitting area and deck, room has built-ins for books, TV and includes a wine cooler and wet bar.. Short hallway to master bath and master bedroom. Water views from all windows.

Other Structures: Over sized two car garage has an office/artist studio and full bath, great conservation and pond views.

Second Dwelling: Cottage: Has one large 2nd floor bedroom with fireplace, private bath, outdoor deck and stunning water views. The kitchen is large enough to eat in or dine on the screened porch. Living room has a fireplace. There is a mudroom and a half bath on the first floor.

Building Information

First Floor Bedrooms: 2
 Heating: Gas\FHA
 Fireplaces: Three
 Floors: Wide Pine
 Yard: Yes
 Parking: Yes
 Foundation: Concrete
 Lead Paint: No
 Recreation and Outdoor: Deck, Garden, Porch
 Spaces:

Appliances and Other Amenities

Stove: Viking 6 burner gas
 Refrigerator: GE Profile
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$1,233,300
 Land Assessment: \$2,374,600
 Total Assessment: \$3,607,900
 Estimated Taxes: \$13,241

Condo Fees: \$0
 Condo Fees Include:

Easements

See deed

Other Comments

Two septic systems. Need to confirm new water shed regulations. Water filtration system.



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Entry



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Pond House



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Pond house LR



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Pond house LR



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Pond House Kitchen



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Pond House Kitchen



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Master sitting area



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Master deck



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Master BR



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Pond House BR



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Pond House BR



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Pond House BR



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The Cottage



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Cottage deck



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Cottage



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Cottage kitchen