



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Meg Ruley
508-228-1398

Price: \$8,995,000 Address: 191 Eel Point Road

Area: Dionis

Owner: Krauter

Type: Single Family Status: Available
 Map/Parcel: 33/19.1 Lot #: 32
 Zoning: LUG2 Lot Size (SF): 100,623
 Deed: C0015/464 Lot Size (A): 2.3000
 Wtr Frontage: Harborfront Plan: 13887-X
 Water View: Sound Water: Well
 Other View: Harbor Sewer: Septic
 Year Built: 1988 Rooms: 14
 Remodeled: Beds/Baths: 5/3+
 Furnished: Un-Furnished
 Second Dwelling: None



The Nantucket buyer of waterfront property will purchase not just a home, but a lifestyle. This buyer appreciates the sight, sound and scent of the ocean and wants a front row seat. "Point of View" - 2.3 acres of waterfront property, 170 feet of frontage, Madaket Harbor on Nantucket's west end - where sailing, fishing, bird watching, kyacking and beaching are right at your door. The elevation and existing natural landscape create a private setting and the proximity to hundreds of acres of conservation land enhances the escape-to-nature feel of this extraordinary location

Basement: Partial

1st Floor: The covered front porch brings you into a spacious foyer. A large office/library with fireplace is on one side of the entrance, a spacious living room with cathedral ceilings, anchored by a second fireplace is on the other side. The open kitchen / dining / family room, with a third fireplace, leads to a breezeway and attached two-car garage. Room with tiled floor and bath with stall shower has outside access. The master suite, with a fourth fireplace, includes a sitting area with numerous glass doors providing panoramic views, two walk-in closets and a marble bath with double sinks and Jacuzzi. There is a wet-bar and powder room near the spacious harbor-facing decks and screened porch.

2nd Floor: A spacious, multi-level deck stretches across the entire second floor facing the water. There are four bedrooms, two with sliding doors to the deck, and two full baths on this floor. An over-sized second floor living room also has access to the decks and provides another place to take advantage of the unparalleled views.

Building Information

First Floor Bedrooms: 0
 Heating: Electric
 Fireplaces: 4
 Floors: Wood/Tile
 Yard: Yes
 Parking: Yes
 Foundation: Block
 Lead Paint: No
 Recreation and Outdoor Deck, Porch
 Spaces:

Appliances and Other Amenities

Stove: Yes
 Refrigerator: Yes
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$1,492,200
 Land Assessment: \$3,917,400
 Total Assessment: \$5,409,600
 Estimated Taxes: \$20,159

Condo Fees: \$0
 Condo Fees Include:

Easements

Driveway Easement to benefit 193 Eel Point Road; Certificate of Compliance from Nantucket Conservation Commission recorded as Document 52016.
 Comments: This waterfront home was built in 1988. There is a five bedroom septic system in place.

Other Comments

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