



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Alison K. Forsgren
508.566.4449

Price: \$7,250,000 Address: 48 West Miacomet Road Area: Miacomet Owner: Cowan

Type: Single Family Status: Available
 Map/Parcel: 0086/004 Lot #: 7
 Zoning: MMD Lot Size (SF): 48,350
 Deed: 22773 Lot Size (A): 1.1100
 Wtr Frontage: Oceanfront Plan: 17368D
 Water View: Ocean Water: Well
 Other View: Pond Sewer: Septic
 Year Built: 1965 Rooms: 10
 Remodeled: 1973 Beds/Baths: 5/4
 Furnished: Un-Furnished
 Second Dwelling: None



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Rare waterfront opportunity in Miacomet! One of the last truly authentic Nantucket beach houses left on the island, with privacy and space and unsurpassed views of the ocean, Miacomet Pond and the moors. Large 5 bedroom family home positioned on over an acre of land, direct waterfront on one of the most coveted south shore beaches on Nantucket Island. Adjacent to hundreds of acres of conservation land, this property is a nature lovers paradise with direct access to a private beach, giving way to sparkling ocean views and spectacular sunrises and sunsets.

Basement: crawl space

1st Floor: The entry to the first floor opens to a spacious great room with living room and dining area. The living room is highlighted by a cozy fireplace and is open to an informal dining area. Vertical knotty pine wood paneling tastefully accents this space. Large picture windows draw you outdoors to a spacious deck nestled into the dunes. Off the living room to the left is one of two first floor bedrooms with private bathroom. To the right of the entry is a stairway leading to the second floor. The dining room leads into the kitchen with a breakfast nook that looks out at the moors. A laundry room is conveniently located just off of this area. To the right of the kitchen is another bedroom and full bathroom. Sliding doors off of the kitchen give access outdoors to the deck and to a private path leading over the dune to the glorious Miacomet beach.

2nd Floor: The second floor opens to a spacious second living area complete with fireplace, vaulted ceilings and picture windows giving way to unsurpassed views of the Atlantic ocean and Nantucket Moors. There are three additional bedrooms, two bathrooms and an office with a panoramic ocean view that could also serve as a sixth bedroom or a private study. One of the three upstairs bedrooms enjoys a sweeping view of the moors, while the other two have exposures in all four directions. The master bedroom also has a small balcony facing east for sunrise views over the ocean and pond.

Building Information

First Floor Bedrooms: 2
 Heating: Electric
 Fireplaces: yes
 Floors: wood
 Yard: yes
 Parking: yes
 Foundation: block
 Lead Paint: No
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

Stove: yes
 Refrigerator: yes
 Dishwasher: yes
 Washer: yes
 Dryer: yes
 Tv Service: Cable
 Amenities: Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$391,700
 Land Assessment: \$2,540,300
 Total Assessment: \$2,932,000
 Estimated Taxes: \$10,613

Condo Fees: \$0
 Condo Fees Include:

Easements

Other Comments

6 bedroom septic.



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