



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Alison K. Forsgren

508.566.4449

Price: \$4,950,000 Address: 73A Squam Road # 1

Area: Squam

Owner: Hall

Type: Condo Status: Available
 Map/Parcel: 13/11.1 Lot #: 6A
 Zoning: LUG1 Lot Size (SF): 43,700
 Deed: 1201/0074 Lot Size (A): 0.0000
 Wtr Frontage: Oceanfront Plan: 14902J
 Water View: Ocean Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1987 Rooms: 6
 Remodeled: Beds/Baths: 4/2
 Furnished: Partially Furnished
 Second Dwelling: None



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Situated in the heart of Squam on Squam Head with water frontage on a wide sandy beach overlooking the Atlantic Ocean facing east where the sun rises. Private steps to the beach where there is 100 feet of beach frontage. Wonderfully casual four bedroom beach house with water views from every room plus a full walk-out basement. Enjoy the sunshine and fresh ocean air from this bluff top setting high above the beach that stretches all the way to Great Point. Cast for bass anytime and linger late into the evening watching the daylight fade over the ocean from your very own seashore retreat.

Basement: Walk out basement with large ocean view window facing the ocean; laundry & storage rooms

1st Floor: Open floor plan with kitchen open to dining area and living room where there are doors to ocean facing deck. Two bedrooms & hall bath.

2nd Floor: Two bedrooms & full bath & linen closets.

Building Information

First Floor Bedrooms: 2
 Heating: Electric
 Fireplaces: gas
 Floors: wood & vinyl
 Yard: large yard facing ocean
 Parking: circular gravel driveway
 Foundation: block
 Lead Paint: Unknown
 Recreation and Outdoor Deck
 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: \$5,497,900
 Land Assessment: \$0
 Total Assessment: \$5,497,900
 Estimated Taxes: \$19,902

Condo Fees: \$0
 Condo Fees Include:

Easements

Condo ownership within a 2 Unit Association. Approximately 1 Acre of exclusive use area with over 100 feet of beach frontage and private steps to the beach. 73A Squam (aka Unit 1). Has ground cover expansion potential. Includes use of 5 bedrooms of a 12 bedroom septic system that is shared with Unit 2 (a newly renovated 4 bedroom house-designed by Botticelli & Pohl)

Other Comments

Unit 2 owner has Right of First Refusal.
Take either the Wauwinet Road or Quidnet Road to Squam Road. 73A Squam is located about half way down on the water side of Squam Road at the end of a shared way.



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