



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Lisa Sherburne  
508-560-0204

Price: \$2,895,000 Address: 25 Almanack Pond Road

Area: Polpis

Owner: Almanack Pond  
Nominee Trust

Type: Single Family      Status: Available  
 Map/Parcel: 25/14      Lot #: A  
 Zoning: LUG3      Lot Size (SF): 338,000  
 Deed: C15558      Lot Size (A): 7.0000  
 Wtr Frontage: None      GLA: 0  
 Water View: Pond      Water: Well  
 Other View: Pastoral      Sewer: Septic  
 Year Built: 1970      Rooms: 8  
 Remodeled: 1990      Beds/Baths: 5/3.5  
 Furnished: Un-Furnished  
 Second Dwelling: Existing



Exceptional Polpis area horse farm offering privacy and serenity on seven acres. The main house, abundant with details, enjoys views over the expansive grounds with a large rolling lawn leading down to a private pond. The property also offers a guest house, studio cottage, green house/potting shed and an exquisite seven stall barn facility. Abutting hundreds of acres of conservation land, this property provides easy access to spectacular walking trails ideal for nature lovers.

Basement: Partial basement w/ utilities.

1st Floor: Center hall entry; open living and dining area with french doors that open onto a terrace; kitchen; pantry; rear entry/mudroom; laundry room; full bath, bedroom and bedroom with fireplace.

2nd Floor: Second floor landing; bedroom with full bath (shower); bedroom with half bath; bedroom with full bath (tub and shower).

Other Structures: Horse Barn--Beautifully constructed post and beam seven stall horse barn with tack room and very spacious hay loft. Studio Cottage--Charming studio cottage space adjacent to the main house featuring an open living space with a full bath and loft.

Second Dwelling: Charming guest cottage with a light-filled open living space with loft that opens onto a private deck.

Building Information

First Floor Bedrooms: 2  
 Heating: Oil\FHA  
 Fireplaces: Two  
 Floors: Wide Pine  
 Yard: Yes  
 Parking: Yes  
 Foundation: Block  
 Lead Paint: Unknown  
 Recreation and Outdoor Spaces: Garden, Patio

Appliances and Other Amenities

Stove: Six burner w/ griddle  
 Refrigerator: Yes  
 Dishwasher: Yes  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Alarm, Wood Stove, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$1,881,400  
 Land Assessment: \$1,729,300  
 Total Assessment: \$3,610,700  
 Estimated Taxes: \$13,638

Condo Fees: \$0  
 Condo Fees Include:

Easements

ConCom order of conditions

Other Comments

None



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Aerial of area





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Living room



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Kitchen



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Dining area



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Dining area



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1st Floor Bedroom



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1st Floor bedroom with Fireplace



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Second Floor Landing



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Second Floor bedroom with half bath



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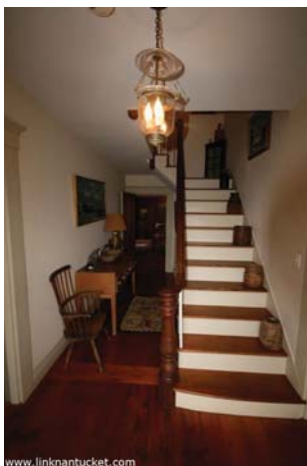
Second Floor bedroom with full bath



Second floor rear bedroom with full bath



Horse barn interior



Center Hall Entry



Bath to second floor rear bedroom



Guest cottage living area and loft



Guest cottage full bath