



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Mary Malavase  
508-221-2093

Price: \$2,995,000 Address: 7 Village Way

Area: Pocomo

Owner: Providence Associates LLC

Type: Single Family      Status: Available  
 Map/Parcel: 14/44      Lot #: 2  
 Zoning: LUG3      Lot Size (SF): 13,068  
 Deed: 529/303      Lot Size (A): 0.3000  
 Wtr Frontage: None      Plan: PB15 /29  
 Water View: Harbor      Water: Well  
 Other View: Distant Sound      Sewer: Septic  
 Year Built: 2003      Rooms: 8  
 Remodeled:      Beds/Baths: 3/4.5  
 Furnished: Furnished  
 Second Dwelling: None



As dawn rises and dusk settles over the inner harbor, relax and savor the ever-changing colors of Coatue, the Head of the Harbor, and beyond. Enjoy peaceful morning walks along the Pocomo shoreline, or afternoons full of kayaking, boating, and fishing. Store up memories of family gatherings... kite-flying on the beach, teaching children or grandchildren to haul in a fish at the foot of your steps to the beach. Relish all that harbor living has to offer and then unwind in a beautiful, custom-built home with three finished levels of living space, offering great entertaining spaces, cozy private nooks and comfortable guest accommodations. This property offers it all - it is the home to call your Nantucket home!

**Basement:** Finished lower level offering a spacious area perfect for a third living room, exercise equipment, entertainment center, and/or wine storage. Mechanical room and second laundry area is located on this level.

**1st Floor:** The front of the property is picturesquely framed by mature hedges, hydrangeas, and cypress, with a bluestone path leading to a covered front porch. From the entry foyer, one can immediately see the calm waters of Nantucket harbor and Coatue beyond. Straight ahead is a spacious living room which enjoys harbor views and features a wood-burning fireplace, wet bar and sliding doors to a beautiful back porch overlooking the harbor. To the right of the living area is a first floor bedroom suite, with harbor views, sliders to the back porch, and a full bathroom. Down a hallway to the left of the living room is a second guest bedroom suite also offering water views, sliders to the back porch, and a full bathroom. Across from the guest bedroom is a spacious office and a full bathroom. This floor features hardwood flooring throughout as well as a built-in speaker system.

**2nd Floor:** The second floor boasts a commodious open layout with soaring cathedral ceilings and water-views through the numerous windows and french sliders on this level. Brightly lit and perfect for enjoying the ever-changing activity of Nantucket Harbor, this floor features a sitting area with wood-burning fireplace, a dining room with fabulous water views and a gorgeous kitchen with a breakfast bar, ample counter space, and top-of-the-line appliances. The master bedroom suite offers water views all the way from Coatue to Great Point and back to Town, as well as vaulted ceilings, hardwood flooring, and a custom-tiled bathroom suite with soaking tub. A powder room is also located on this level. Built-in speaker system throughout.

Building Information

First Floor Bedrooms: 2  
 Heating: Gas\FHA  
 Fireplaces: Two  
 Floors: Hardwood, Tile  
 Yard: Manicured front and back yard  
 Parking: Yes  
 Foundation: Poured Concrete  
 Lead Paint: No  
 Recreation and Outdoor Spaces: Deck, Patio, Porch

Appliances and Other Amenities

Stove: Wolf Range  
 Refrigerator: Sub-Zero  
 Dishwasher: Bosch  
 Washer: 2 Amanas  
 Dryer: 2 Amanas  
 Tv Service: Cable  
 Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$961,200  
 Land Assessment: \$1,340,800  
 Total Assessment: \$2,302,000  
 Estimated Taxes: \$11,701

Easements

Deeded beach/harbor access currently being drafted.

Other Comments

Village Way is a charming, unpaved road accessed from Pocomo Road, just past Lauretta Lane on the right.

Condo Fees: \$0

This information contained herein is believed to be reliable but is not guaranteed.



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*Condo Fees Include:*



7 Village Way ("Homeport")



Expansive views of the Harbor, Coatue and Great Point Light



Second Floor Living Room with stunning harbor views, deck access and beautiful



Living Room view toward kitchen/dining area, both with excellent harbor views



Dining Room also enjoys access to the porch and excellent views for harborside dining



Gourmet Kitchen with spacious breakfast bar and top of the line appliances



The Kitchen also enjoys easterly water views toward Wauwinet Harbor



Second Floor Master Bedroom Suite with lovely harbor views toward Coatue and Town



First Floor Den with fireplace, wetbar, and French sliders to a covered porch with water



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First Floor Guest Suite with Full Bath and sliders to deck with harbor views



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First Floor Guest Suite with Full Bath and access to covered porch



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Spacious Office/Den with access to a full hall bath



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View from the beach just a stone's throw away from the property

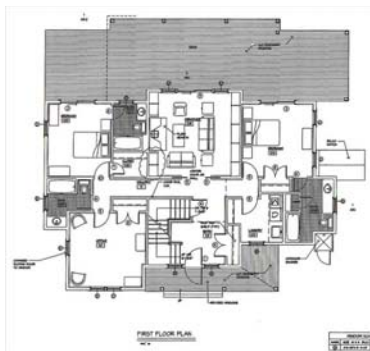


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7 Village Way enjoys spectacular afternoon light which can be enjoyed from the porch or



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FIRST FLOOR PLAN

PROPERTY



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Master Bathroom Suite



Entry Foyer with gorgeous wainscoting detail

