



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Peter DuPont  
508-932-2535

**Price: \$2,250,000 Address: 12 Pond View Drive**

**Area: Miacomet**

**Owner: Bourbeau**

Type: Single Family      Status: Available  
 Map/Parcel: 81/9      Lot #: 10  
 Zoning: LUG2      Lot Size (SF): 80,299  
 Deed: 21241      Lot Size (A): 1.8400  
 Wtr Frontage: None      GLA: 5,595  
 Water View: None      Water: Well  
 Other View: Residential      Sewer: Septic  
 Year Built: 1981      Rooms: 15  
 Remodeled:      Beds/Baths: 6/6+  
 Furnished: Un-Furnished  
 Second Dwelling: Existing



Stylish and well-appointed property on two acres that includes a four bedroom main house, a garage with studio, and a two bedroom cottage. The main house features an expansive floor plan that flows onto open decks providing ideal outdoor living space. Adjacent to the main house is a garage with a light filled studio. The two bedroom guest house serves as an ideal space for overflow guests or solid rental income and is privately situated with good separation from the main house. This property is located within an easy bike ride to Miacomet Beach.

**Basement:** Yes, in both house and cottage.

**1st Floor:** Entry foyer; Powder room with laundry; Kitchen with marble counter-top breakfast bar; Family room with fireplace, and many built-ins; Den with exterior door to spacious deck; Master bedroom with spacious en-suite master bathroom with wooden soaking tub, water closet with shower and exterior access to a large enclosed outdoor shower.

**2nd Floor:** Winding custom built staircase illuminated by an over-sized skylight leads up to the second floor which features: Bedroom, with access to exterior deck, and an en-suite bath (tub/shower); Landing open to living room below; Two bedrooms and hall bath (tub/shower).

**Other Structures:** Garage/Studio built on 1987: 1st Floor: Office space; Utility room. One car garage bay. 2nd Floor: Exterior stairs leading up to the spacious open studio space with kitchenette; Bath with shower. Separate garden shed.

**Second Dwelling:** Cottage built in 2007: 1st Floor: Open living, kitchen, and dining room; Two bedrooms; Hall bath with tiled shower. 2nd Floor: Open living area; Bath with shower. Basement: Open space ideal for storage; Laundry area.

Building Information

First Floor Bedrooms: 3  
 Heating: Electric  
 Fireplaces: 1  
 Floors: Oak  
 Yard: Yes  
 Parking: Yes  
 Foundation: Block  
 Lead Paint: Unknown  
 Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch

Appliances and Other Amenities

Stove: Viking  
 Refrigerator: Sub-Zero  
 Dishwasher: Miele  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012  
 Building Assessment: \$1,108,400  
 Land Assessment: \$1,101,300  
 Total Assessment: \$2,209,700  
 Estimated Taxes: \$7,999

Condo Fees: \$0  
Condo Fees Include:

Easements

10' Utility Easement. See Deed for Restrictions.

Other Comments

None



Main House And Garage with Studio



Main House and Garage with Studio



Main House Living Room



Main House Back Deck



Cottage



Cottage



Cottage Kitchen



Cottage Sitting Area



Cottage Living Room and Kitchen



Cottage Loft Area



Cottage



Cottage Loft



Cottage Bedroom



Cottage Bedroom







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