



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Linda Bellevue

508-325-2700

**Price: \$12,500,000 Address: 15 Baxter Road**

**Area: Sconset**

**Owner: 15 Baxter Rd NT**

Type: Single Family      Status: Available  
Map/Parcel: 7314/5      Lot #: 2  
Zoning: R-20      Lot Size (SF): 43,514  
Deed: 1304/198      Lot Size (A): 1.0000  
Wtr Frontage: Oceanfront      GLA: 6,362  
Water View: Ocean      Water: Town  
Other View: None      Sewer: Town  
Year Built: 2001      Rooms: 13  
Remodeled: 2010      Beds/Baths: 6/6.5  
Furnished: Un-Furnished  
Second Dwelling: Existing



Very special Sconset beachfront estate. Two complete homes, side by side, and completely restored to the highest level of craftsmanship. Clean, crisp interiors have high shiplap ceilings, spacious baths, spectacular kitchen all with fabulous ocean views over the dunes to the water. Covered porches, mature landscaping, koi pond and many quality touches make this a very unique offering.

*Basement:* Crawl space.

*1st Floor:* Entry foyer & hall, formal living room with fireplace, large open informal sitting area with bar, center island and gourmet kitchen area overlooking the ocean. Dining room, powder room, mudroom and laundry room. Covered porch and pergola provide additional outside space. Attached garage.

*2nd Floor:* Two bedrooms with en-suite baths, small office room. Master en-suite with large walk in closets and bath. Custom built-ins in each room. Beautiful water views.

*Second Dwelling:* First floor: Large, open living room, dining room with fireplace, kitchen, mudroom, guest bath, and two bedrooms with en-suite baths. Covered porches, front & back. Second floor: Master suite with large bathroom, sitting area and ocean views.

#### Building Information

First Floor Bedrooms: 0  
Heating: Gas\FHA  
Fireplaces: 3  
Floors: Wood  
Yard: Yes  
Parking: Yes  
Foundation: Poured  
Lead Paint: No  
Recreation and Outdoor Spaces: Deck, Garden, Porch

#### Taxes and Fees

Assessment Year: 2013  
Building Assessment: \$3,045,200  
Land Assessment: \$4,839,800  
Total Assessment: \$7,885,000  
Estimated Taxes: \$28,938

Condo Fees: \$0  
Condo Fees Include:

#### Appliances and Other Amenities

Stove: Yes  
Refrigerator: Yes  
Dishwasher: Yes  
Washer: Yes  
Dryer: Yes  
Tv Service: Cable  
Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation

#### Easements

Bluff walk

#### Other Comments

Exterior porches, bluestone patios, privet hedges and garden beds surround both homes. Quality construction with many fine details.



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