



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Mary Malavase  
508-221-2093

Price: \$2,599,000 Address: 17 Eat Fire Spring Road

Area: Wauwinet

Owner: Murray Nominee Trust

Type: Single Family      Status: Available  
 Map/Parcel: 20/58      Lot #: 80  
 Zoning: LUG3      Lot Size (SF): 148,975  
 Deed: LC 13493      Lot Size (A): 3.4200  
 Wtr Frontage: None      GLA: 4,667  
 Water View: Distant Harbor      Water: Well  
 Other View: Pastoral      Sewer: Septic  
 Year Built: 1987      Rooms: 11  
 Remodeled:      Beds/Baths: 7/5.5  
 Furnished: Un-Furnished  
 Second Dwelling: Existing



"Primetime" is a true family escape. As one travels up the tree-lined drive, you arrive at a place of peace and tranquility. This is the ideal family compound with a five bedroom main house, guest house and an oversized carriage house all overlooking the 3.42 acre pastoral grounds and pond. The grounds are beautifully maintained and designed such that there is privacy, plenty of room for summertime play or dining al fresco on the patio in the courtyard. This is the ideal home for those looking to get away.

**Basement:** Unfinished with mechanical and storage space.

**1st Floor:** Enter a large foyer; to the left are two bedrooms, both with post and beam accents and windows to take in the surrounding grounds. They both share a hall bathroom with a double vanity and a tub/shower. To the right of the foyer is a welcoming sitting area with built-in bookcases and a well-appointed wet bar which includes a sink, dishwasher, refrigerator and cabinetry making entertaining convenient from this level. The sunroom is two steps down and is appointed with brick floors, French doors leading to the courtyard, and eight skylights allowing sunlight to stream in, truly a sanctuary for reading, catching up with friends or catching a glimpse of the many birds who visit this yard. A tiled side entrance with the washer/dryer and a bathroom with a shower is a wonderful transitional space from the nearby outdoor shower after a day at the beach.

**2nd Floor:** At the top of the stairs, one is welcomed into a large open space well suited for family gatherings consisting of a family room, dining area and kitchen. The family room has a cathedral ceiling and French doors leading to the deck to take in the surrounding views and flows nicely into the sitting area with a fireplace as a focal point. The dining room can accommodate a table for ten and is situated near the kitchen making meal preparation a breeze; an open counter between the two is a great spot for a casual meal or conversation. The master suite is off of the sitting area, a light and bright space with a deck to take in the solitude of this location as well as a fireplace. The private bathroom offers a large tub, separate shower and vanity with two sinks and the suite is further accented with a walk-in closet. A powder room is also on this floor with a decorative painted floor.

**3rd Floor:** The third floor offers a peaceful haven and versatility. There are two bedrooms which share a bathroom with a shower. Off the center hall is a ship's ladder leading to the roof walk which offers tremendous views of harbor.

**Other Structures:** Carriage house providing a garage bay and storage for bikes and beach gear as well as a spacious second floor accessed by a ladder.

**Second Dwelling:** 'Their Time' is a charming cottage providing a wonderful setting and treat for your guests. The great room has a soaring ceiling accented by a nautical hand painted rendering, built-in cabinetry under the stairs and two large window seats beckoning one to curl up with a good beach read. The bedroom leads to a bathroom with a shower and the galley kitchen with a gas cooktop and under-the-counter refrigerator providing space for one to prepare provisions. Upstairs is an open loft with further decorative painting.

Building Information

First Floor Bedrooms: 3  
 Heating: Gas\FHA  
 Fireplaces: Two  
 Floors: Oak  
 Yard: Large  
 Parking: Yes  
 Foundation: Block  
 Lead Paint: Unknown  
 Recreation and Outdoor Spaces: Deck, Garden, Porch

Appliances and Other Amenities

Stove: Thermador - Gas  
 Refrigerator: GE  
 Dishwasher: Miele  
 Washer: Whirlpool Duet  
 Dryer: Whirlpool Duet  
 Tv Service: Cable  
 Amenities: Alarm, Disposal, Insulation, Irrigation, Outdoor Shower

Easements

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



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Taxes and Fees

Assessment Year: 2013  
Building Assessment: \$1,499,900  
Land Assessment: \$1,058,500  
Total Assessment: \$2,558,400  
Estimated Taxes: \$9,261

Condo Fees: \$0  
Condo Fees Include:

Other Comments

None



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Main house.



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Front porch of main house looking out towards the pond.



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Garden off of the sunroom.



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Cottage.



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Cottage.



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Carriage house.



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Carriage house and guest house.



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Cottage and carriage house.



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One of many gardens.



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View from the roof walk.



First floor sitting room.



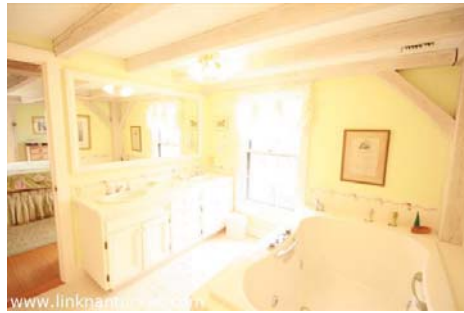
Second floor great room.

Dining room.





Master bedroom.



Master bathroom.



Third floor bedroom.

Third floor bedroom or office.



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Second floor family room.



Guest house.

