



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Melinda Vallett  
508-325-1589

Price: \$3,395,000 Address: 2B Winn Street

Area: Town

Owner: Realty LLC

Type: Single Family      Status: Available  
 Map/Parcel: 41/183 (Portion of)      Lot #: 2  
 Zoning: R1/SR1      Lot Size (SF): 8,331  
 Deed: 24188      Lot Size (A): 0.1900  
 Wtr Frontage: None      GLA: 1  
 Water View: None      Water: Town  
 Other View: None      Sewer: Town  
 Year Built: 2013      Rooms: 10  
 Remodeled:      Beds/Baths: 4/4+  
 Furnished: Partially Furnished  
 Second Dwelling: None



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This magnificent home offers everything one could ask for. The open dining/kitchen area flows easily to the living room which leads to a screened porch overlooking the pool and patio. Four bedrooms each with private bath. The thoughtfully finished and detailed lower level offers a spacious family room with wet bar. The pool, cabana and landscaping create a private back yard oasis. The quality craftsmanship and attention to detail is evident throughout!

**Basement:** Lower Level: Spacious family room with flat screen TV. Wet bar with refrigerator and ice machine. Exercise room. Bedroom with full hall bath. Wine closet. Mechanical room with exterior access.

**1st Floor:** Front entry with coat closet. Office. Open dining/kitchen area with spacious island. Built-in side wine/liquor cupboard with granite counter, wine refrigerator and ample storage. The living room with coffered ceiling, gas fireplace and glass slider opens to a screened porch. The screened porch leads to the patio, grill station and pool. Side entry/mud room with window seat and two closets. Powder room.

**2nd Floor:** Two ensuite guest bedrooms. Laundry room with folding table and storage. Ensuite master bedroom. His and hers walk-in closets. Glass door to balcony overlooking open space.

**Other Structures:** Cabana: Pool cabana with bar sink, ice machine, refrigerator and prep area. Comfortable counter seating to enjoy the wall mounted flat screen TV. Washer/dryer, powder room, enclosed outdoor shower. Garage: Finished garage with brick floors and a loft.

Building Information

First Floor Bedrooms: 0  
 Heating: Gas\FHA  
 Fireplaces: 1 Gas  
 Floors: Antique Oak  
 Yard: Lovely  
 Parking: Yes  
 Foundation: Poured  
 Lead Paint: No  
 Recreation and Outdoor Spaces: Patio, Porch, Private Pool

Appliances and Other Amenities

Stove: Wolf  
 Refrigerator: Sub Zero  
 Dishwasher: Bosch  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$0  
 Land Assessment: \$0  
 Total Assessment: \$0  
 Estimated Taxes: \$0

Condo Fees: \$0  
 Condo Fees Include:

Easements

Other Comments

Shared driveway easement. The in-ground Pebble-tec pool with therapy jet soaking area is surrounded by a blue stone patio. Taxes & Assessments TBD



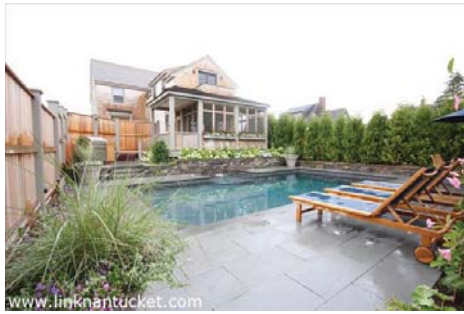
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