



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Linda Bellevue
508-325-2700

Price: \$7,695,000 Address: 50 West Miacomet Road

Area: Miacomet

Owner: Sohn

Type: Single Family Status: Available
Map/Parcel: 86/2 Lot #: 52
Zoning: MMD Lot Size (SF): 82,764
Deed: COT #12670 Lot Size (A): 1.9000
Wtr Frontage: Oceanfront GLA: 4,369
Water View: Ocean Water: Well
Other View: None Sewer: Septic
Year Built: 1994 Rooms: 8
Remodeled: Beds/Baths: 6/5
Furnished: Un-Furnished
Second Dwelling: Existing



Beach living at its best. Drive through Miacomet Golf course through conservation land and passing Miacomet Pond, to a one of a kind location with wide sandy beach and dunes. Rarely does a waterfront property become available in this area.

Basement: Finished game room with terra cotta tile, cedar storage closet, laundry room, wine closet and sauna.

1st Floor: First floor has two bedrooms that share a bath and third bedroom with fireplace and private bath.

2nd Floor: Great room with fireplace, open living and dining areas and a gourmet kitchen. Master bedroom with fireplace, master bath with fieldstone shower and separate tub, walk in closet.

Second Dwelling: Cottage: Two bedroom, two bath cottage with loft area, beamed cathedral ceiling, living room with cobblestone fireplace, dining area and open kitchen. Covered porch with outdoor shower and path to beach. Excellent rental history.

Building Information

First Floor Bedrooms: 0
Heating: Gas\FHA
Fireplaces: 3
Floors: Pumpkin Pine
Yard: Yes
Parking: Yes
Foundation: Block
Lead Paint: No
Recreation and Outdoor: Deck, Porch, Hot Tub
Spaces:

Appliances and Other Amenities

Stove: Wolf
Refrigerator: Traulsen
Dishwasher: Bosch
Washer: Electric
Dryer: Gas
Tv Service: Satellite
Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
Building Assessment: \$1,080,800
Land Assessment: \$2,655,300
Total Assessment: \$3,736,100
Estimated Taxes: \$13,525

Condo Fees: \$0
Condo Fees Include:

Easements

Utility easement, Con Com order of conditions, Doc #35946, 4 foot westerly footpath for beach access to the Johnson's. 6 Bedroom septic system.

Other Comments

None



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