



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Meg Ruley
508-228-1398

Price: \$17,995,000 Address: 202 & 210 Eel Point Road

Area: Dionis

Owner: Brust

Type: Single Family Status: Available
 Map/Parcel: 38/2.3 & 181 Lot #: 46 and 2
 Zoning: LUG3 Lot Size (SF): 344,124
 Deed: C16156 & C 19546 Lot Size (A): 7.9000
 Wtr Frontage: None GLA: 8,139
 Water View: Distant Sound Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1996 Rooms: 16
 Remodeled: 2013 Beds/Baths: 6/8
 Furnished: Un-Furnished
 Second Dwelling: Existing



Stunning custom estate sited on 7.9 acres complete with a fabulous pool, pool house, studio, artist's space, 5 practice golf holes and 2 three car garages. Peaceful views of the harbor and sound with spectacular sunsets. Ideal location for relaxation and recreation.

Basement: Full basement featuring a large family room and fireplace, spacious artist's room, powder room, laundry with Whirlpool Duet washer and dryer, utility and furnace rooms.

1st Floor: Enter through the trellised breezeway overlooking the garden into a welcoming foyer with powder room and coat closet. The spacious dining room with custom cabinetry, gas fireplace and French doors opens onto a covered porch and stone patio. A light filled livingroom with fireplace, wetbar, custom built-ins and four French doors lead out to the wrap around covered porch and patio. Fabulous indoor/outdoor living space with an outdoor fireplace. The gourmet kitchen is located off the entrance foyer and features a casual dining area, center island, 2 sinks, marble countertops, Sub-zero fridge and freezer, 6 burner Thermador gas range, Bosch dishwasher, GE Monogram double ovens, GE microwave and access to the garden. A private wing offers two first floor bedrooms each with an ensuite private bathroom and French doors to a covered porch and side courtyard with an outdoor shower.

2nd Floor: A grand staircase leads to a magnificent living room with spectacular water views all the way to Great Point. This room features a wood burning fireplace, custom cabinetry, wetbar, powder room and multiple French doors opening onto the wrap around decks. A hallway leads past the 2nd laundry room (Bosch washer & dryer) to the master suite. Panoramic water views, a cathedral ceiling, fireplace, built-ins, 2 walk-in closets, private balcony and a private large bathroom with custom shower, jetted tub and double sinks completes the 2nd floor.

3rd Floor: Three bedrooms share a full bath with shower on this floor.

Other Structures: A heated three car garage, and a heated pool house adjoining the outdoor pool.

Second Dwelling: A second three car garage with a heated and air conditioned studio with bathroom above. Pending CO for potential 7th bedroom.

Building Information

First Floor Bedrooms: 2
 Heating: Gas\FHA
 Fireplaces: Two
 Floors: Reclaimed Hardwood and Tile
 Yard: Expansive, private yard
 Parking: Yes
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Spaces: Garden, Patio, Porch, Private Pool

Appliances and Other Amenities

Stove: Six burner Thermador
 Refrigerator: Sub-Zero
 Dishwasher: Bosch
 Washer: Bosch & Whirlpool
 Dryer: Bosch & Whirlpool
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$5,788,200
 Land Assessment: \$7,598,600
 Total Assessment: \$13,386,800
 Estimated Taxes: \$49,130

Easements

Restricted building envelope, see Deed

Other Comments

Homeowner's association, \$300 annual dues for road maintenance



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Condo Fees: \$0
Condo Fees Include:



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





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