



Price: \$7,995,000 Address: 42 Monomoy Road

Area: Monomoy Owner: 42 Monomoy Realty Trust

Type: Single Family Status: Available
 Map/Parcel: 54/73 Lot #: 3 & 6
 Zoning: LUG1 Lot Size (SF): 20,038
 Deed: 21475 Lot Size (A): 0.4600
 Wtr Frontage: None GLA: 4,514
 Water View: Harbor Water: Town
 Other View: Town Sewer: Town
 Year Built: 1930 Rooms: 10
 Remodeled: 2006 Beds/Baths: 6/6+
 Furnished: Un-Furnished
 Second Dwelling: Existing



Enjoy your summer at "Cross Creeks". A stunning estate located in desirable Monomoy within close proximity to Nantucket Harbor. An inviting compound complete with main house, guest house, pool and cabana; this property invites sophisticated country living and offers a wonderful combination of both comfort and luxury. Originally built in 1930, this historic home has been completely renovated with fine craftsmanship, beautiful appointments, and luxurious details. This is truly a captivating property, offering gracious living in a timeless setting. Furniture package available for purchase or rent for immediate enjoyment.

Basement: The lower level offers a spacious media/family room with wet bar, game area and media center as well as a temperature-controlled onyx-lined wine room, guest bedroom, spacious full bathroom, and laundry room.

1st Floor: Enter the main house into a welcoming foyer featuring a cherry staircase. The beautiful living room is flooded with light and features coffered ceilings, a fireplace, and floor-to-ceiling French doors leading to a private side patio and garden. To the left of the foyer is a formal dining room with custom display cabinets and at the rear of the house looking out over the pool is the fabulous gourmet kitchen with spacious center island complete with Carrera marble countertops, professional appliances including a 6 burner Wolf stove, double ovens, Subzero refrigerator, and Miele dishwasher. A powder room is discretely located off the back entrance of the main level.

2nd Floor: Ascend the main staircase to the second level that includes two family bedroom suites and the dramatic master suite with private deck offering views of Nantucket Harbor and the skyline of Nantucket Town. The spacious master bath features Waterworks fixtures, a soaker tub, his and her vanities with nickel faucets, glass surround shower, and separate water closet.

Other Structures: The spectacular backyard provides great space for entertaining and relaxation, complete with lawns, patios, and a sparkling pool and spa. The cabana features an oversized changing area, outdoor shower, a wet bar and powder room.

Second Dwelling: The wonderful bright guest cottage opens onto the pool/spa patio and features a custom kitchen with marble counters, cathedral ceilings, and tongue and groove walls. The main room is spacious, providing ample room for lounging and dining. A hall with full bath separates the great room from the bedroom which also has French doors opening out to the pool/spa patio. The lower level includes a gym and bedroom with full bath. The cabana features an oversized changing area, outdoor shower, a wet bar and powder room.

Building Information

First Floor Bedrooms: 1
 Heating: Gas\FHA
 Fireplaces: One
 Floors: Wood/tile/stone
 Yard: Yes
 Parking: 5+ Off street spaces
 Foundation: Poured
 Lead Paint: Unknown
 Recreation and Outdoor Deck, Garden, Patio, Porch, Private Pool,
 Spaces: Hot Tub, Gym

Appliances and Other Amenities

Stove: Wolf - 6 burner + griddle
 Refrigerator: Sub-zero
 Dishwasher: Miele - main house, cabana and cottage
 Washer: two
 Dryer: two
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Disposal, Insulation,
 Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$1,290,300
 Land Assessment: \$3,036,000
 Total Assessment: \$4,326,300

Easements

see deed

Other Comments



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Alison K. Forsgren

508.566.4449

Estimated Taxes: \$16,342

Condo Fees: \$0

Condo Fees Include:

Furniture package available for purchase or rent/month. The property has access on both Monomoy Road and Berkeley Ave providing ample parking and direct access to Nantucket Harbor.



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Alison K. Forsgren

508.566.4449





master suite





AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Alison K. Forsgren

508.566.4449



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com

Cabana



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com

Suzan A Lee Photography



www.linknantucket.com

Access to Monomoy Beach



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Alison K. Forsgren

508.566.4449



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com

pool house/cottage