



Price: \$3,200,000 Address: 71 Baxter Road

Area: Sconset

Owner: Merson-Bunevich

Type: Single Family Status: Available
 Map/Parcel: 49/26.1 Lot #: 43
 Zoning: SR-20 Lot Size (SF): 12,502
 Deed: 21251 Lot Size (A): 0.2900
 Wtr Frontage: Oceanfront GLA: 2,416
 Water View: Ocean Water: Town
 Other View: Ocean Sewer: Town
 Year Built: 1939 Rooms: 8
 Remodeled: 2011 Beds/Baths: 4/3.5
 Furnished: Furnished
 Second Dwelling: None



SAVOR THE VIEWS! This four bedroom, three bath waterfront "International Style" residence was originally built in 1939 and fully renovated in 2011 with strong attention to architectural details. Situated on the Sconset bluff, this unique property offers unobstructed ocean views.

Basement: Lower Level- Family room with fireplace and access to bluestone patio. Three bedrooms, hall bath with shower and second hall bath with spa tub. Laundry room with sink. Mechanical room. Large storage room. Lower level floors are ceramic and tile with radiant heat. Lower level is connected to main level by stairways at each end of house.

1st Floor: Main level - Entryway with coat closet. Sweeping ocean views from Great Room with fireplace encompassing the kitchen and dining area. Master suite on the North Wing of house consists of a bedroom, full bath and spacious second floor living area.

Other Structures: Carport with brick floor on first floor. Irrigation is partial.

Building Information

First Floor Bedrooms: 1
 Heating: Gas\FHA
 Fireplaces: Two Working
 Floors: Wood/Tile/Slate
 Yard: Yes
 Parking: Yes
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch

Appliances and Other Amenities

Stove: GE Monogram
 Refrigerator: Liebherr
 Dishwasher: Miele
 Washer: Whirlpool
 Dryer: Whirlpool
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$135,700
 Land Assessment: \$530,100
 Total Assessment: \$665,800
 Estimated Taxes: \$2,410

Condo Fees: \$0
 Condo Fees Include: 0

Easements

Nantucket Board of Appeals Special Permit reducing ten foot side line setback to five feet and front setback to ten feet.

Other Comments

None



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



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