



Price: \$26,995,000 Address: 9 Lincoln Avenue

Area: Cliff

Owner: Hilfiger

Type: Single Family Status: Available
Map/Parcel: 30/137, 138, 138.1 Lot #: 3, 4, 5
Zoning: R1/SR1 Lot Size (SF): 47,916
Deed: C.22835 Lot Size (A): 1.1000
Wtr Frontage: None GLA: 6,797
Water View: Harbor Water: Town
Other View: Sound Sewer: Town
Year Built: 1925 Rooms: 19
Remodeled: 2011 Beds/Baths: 10/8+
Furnished: Un-Furnished
Second Dwelling: Potential



This iconic American summer home sits atop Cobblestone Hill, in the sought-after Lincoln Circle area, with lawn and grounds descending to Jefferson Avenue in Brant Point. Expansive 180 degree views over the Harbor, Jetties and Nantucket Sound live up to the name of this one-of-a-kind estate property: Point of View.

Basement: Large area that runs below the entire length of the main house; very large laundry with three sets of washers/dryers (Maytag); Large finished room that could be media room; Three large storage rooms, one finished, two unfinished, could be utilized for exercise or entertainment.

1st Floor: Entryway - Enter into a gracious, bright front foyer with powder room and curving stairway to second floor; Living Room is straight ahead, featuring three seating areas, including a private alcove, and a fireplace at the eastern end of the house. There are two sets of French doors along the north (water) side of the dwelling, opening onto a brick floored porch, and affording panoramic views of the Harbor, Jetties, and Brant Point. A spacious formal dining room, to the left of the entryway, is connected to the living room, and has a fireplace and French doors to the brick porch, framing more spectacular views of Sound and Harbor. Accessed from the dining room or the west wing hallway is a cozy den with fireplace that connects to a spacious, bright, light sun room, which also opens onto the bricked porch area. There is a very good flow from living room to sun room inside, and via porch, providing great views and access throughout all the living areas. West Wing: From the front entryway there is a hallway that leads to a Butler's Pantry and a huge Kitchen with a spacious eat-in area; a back stairway to the upstairs and another stairway to the finished lower level; a large sitting/family room area, with door to outside; a gardening room, with door to outside kitchen garden; and a 1/2 bath.

2nd Floor: North (facing water) Side - Master Suite consists of spacious bedroom facing the water, bath with separate tub and shower, dressing room/office; 1 bedroom w/en suite bath (T/S), 2 bedrooms w/connecting bath (large S); two large storage closets. South Side - 1 bedroom w/en suite bath (S); two bedrooms w/connecting bath (T/S). West Wing (this area can be closed off by door, and accessed by back stairway (formerly the staff's quarters) - 1 bedroom with en suite bath, bedroom and a hall bath (T/S).

3rd Floor: Large finished room (runs the full length of the main house) set up as informal living area and sleeping area; bath (T/S); ladder to roof walk.

Other Structures: Large Garage with room for two cars and storage.

Building Information

- First Floor Bedrooms: 0
Heating: Gas\FHA
Fireplaces: Three
Floors: Hardwood, Carpet, Tile
Yard: Landscaped, Terraced, Expansive
Parking: 6+
Foundation: Poured Concrete (2011)
Lead Paint: Unknown
Recreation and Outdoor Spaces: Garden, Patio, Porch

Appliances and Other Amenities

- Stove: Two Wolf Electric ovens, Wolf Gas Stovetop
Refrigerator: Three Sub Zero w/ freezer on bottom
Dishwasher: Three Bosch
Washer: Three Maytag
Dryer: Three Maytag (Electric)
Tv Service: Cable
Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation

Taxes and Fees

- Assessment Year: 2013
Building Assessment: \$4,922,500
Land Assessment: \$6,736,900

Easements

None known.

Other Comments

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



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Total Assessment: \$11,659,400
Estimated Taxes: \$42,790

Condo Fees: \$0
Condo Fees Include:

Property includes three lots: 9 Lincoln Avenue, 14 Jefferson Avenue, and 16 Jefferson Avenue. Some wired/attached fixtures are excluded from sale of the property.







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