



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Alison K. Forsgren

508.566.4449

Price: \$4,500,000 Address: 97 West Chester Street

Area: Cliff Owner: PKGDESIGNBUILD LLC

Type: Single Family Status: Available  
 Map/Parcel: 41/838 Lot #: 38  
 Zoning: R-20 Lot Size (SF): 20,833  
 Deed: C0024620 Lot Size (A): 0.5000  
 Wtr Frontage: None GLA: 4,734  
 Water View: None Water: Town  
 Other View: Residential Sewer: Septic  
 Year Built: 2012 Rooms: 10  
 Remodeled: Beds/Baths: 6/5+  
 Furnished: Un-Furnished  
 Second Dwelling: Existing



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As soon as you drive through the gates of 97 West Chester Street onto the stone walled entrance court, you immediately notice that no detail has been overlooked in this masterfully designed and flawlessly executed compound. Tucked amongst beautifully manicured gardens, this thoughtful home allows for ample living space with the five bedroom main house, guest cottage and oversized one bay garage with studio. The location is ideal for one who wants easy access to Downtown Nantucket, quiet North Shore beaches and a short walk to the Westmoor Club.

**Basement:** The stairway spills into an open living room. There is a bedroom with a walk-in closet and full bathroom with a shower. Spacious storage room with walk-out access. There is radiant heating throughout the lower level.

**1st Floor:** As you turn the Rocky Mountain Hardware handle, a touch found throughout the home, you step into a comfortable foyer that leads into an open living, dining and kitchen area all of which are framed by the exquisite woodworking of the poplar walls and ceilings. To the left of the foyer is a powder room and off the living room is a sun filled sitting area that opens out upon the manicured lawns, patio and site of the HDC approved 36 x 18 swimming pool. The modern and pleasing gourmet kitchen boasts top of the line appliances. The living room features a fireplace and access out to a charming covered porch with outdoor fireplace. To the left of the living room is the perfect master suite with attached office, two walk-in closets and a spacious glass and travertine tile lined bath, offering radiant heat in the floor throughout the entire tub/shower, water closet and laundry areas.

**2nd Floor:** Stairway leads up to the second floor landing off of which is a laundry room with Maytag Bravos washer and dryer. Two bedrooms share a tiled bathroom with a double vanity, two closets and a tub/shower. The fourth bedroom in the main house is a large bedroom suite with tiled bath and shower.

**3rd Floor:** Attic space and access to the widows walk.

**Other Structures:** The one car garage with attached studio/office includes a half bath behind a frosted glass door. The studio space overlooks the site of the approved pool design.

**Second Dwelling:** Studio Cottage with a cathedral ceiling open bedroom and full bath with shower which looks out over the manicured yard.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 2  
 Heating: Gas\FHA  
 Fireplaces: 2 - Indoor and Outdoor  
 Floors: Character Grade Oak  
 Yard: Manicured Lawn and Gardens  
 Parking: Yes  
 Foundation: Poured  
 Lead Paint: No  
 Recreation and Outdoor: Garden, Patio, Porch  
 Spaces:

Stove: Thermador Professional- Gas  
 Refrigerator: Thermador Professional  
 Dishwasher: Thermador  
 Washer: Two  
 Dryer: Two  
 Tv Service: Cable  
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Easements

Assessment Year: 2012  
 Building Assessment: \$1,135,300  
 Land Assessment: \$884,500  
 Total Assessment: \$2,019,800  
 Estimated Taxes: \$3,398

Lot 38 is conveyed subject to a sixteen foot (16') wide Driveway Easement for the benefit of Lot 39

Other Comments

None

Condo Fees: \$0

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



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*Condo Fees Include:*



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