



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Mary Malavase
508-221-2093

Price: \$5,695,000 Address: 3 Pochick Avenue

Area: Surfside

Owner: Jack

Type: Single Family Status: Available
 Map/Parcel: 80/323 Lot #: .
 Zoning: LUG2 Lot Size (SF): 102,366
 Deed: 540/74 Lot Size (A): 2.3500
 Wtr Frontage: None GLA: 5,320
 Water View: None Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 2003 Rooms: 15
 Remodeled: Beds/Baths: 6/5+
 Furnished: Un-Furnished
 Second Dwelling: Potential



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This very special, private retreat is situated on a quiet Surfside road. Sited on 2.35 acres, the stunning home features six bedrooms, five full bathrooms and two half baths. It has all the amenities for summer living including a tennis court with two basketball hoops, batting cage, heated pool, pool cabana with full kitchen and bar, movie theater and much more. Located less than half a mile to Surfside Beach and two miles from Town.

Basement: Movie theater equipped with McIntosh stereo system. Fully equipped bar. Living room with field stone fireplace. Two guest bedrooms. Wine cellar. Bath with steam room. Laundry room.

1st Floor: Large open living room and dining room with fireplace and French doors that lead to the pool and pool cabana. Large gourmet kitchen with second dining room. Library off of living room. Two large master suites, one with doors to the pool. Laundry room.

2nd Floor: Two large bedroom suites, each with their own sitting area.

Other Structures: Pool Cabana: Large open room with cathedral ceilings, bar, full kitchen, washer and dryer, audio/video system, two outdoor showers and direct propane lined Lynx grill with granite counters.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 2
 Heating: Gas\FHA
 Fireplaces: Two
 Floors: Oak, Marble, Slate, Brick
 Yard: Yes
 Parking: Yes
 Foundation: Poured
 Lead Paint: No

Stove: Wolfs
 Refrigerator: Sub-Zeros
 Dishwasher: Miele
 Washer: Frigidaires
 Dryer: Frigidaires
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Recreation and Outdoor: Deck, Garden, Patio, Porch, Private Pool, Spaces: Private Tennis Court, Gym

Taxes and Fees

Easements

Assessment Year: 2007
 Building Assessment: \$2,478,400
 Land Assessment: \$1,378,200
 Total Assessment: \$3,856,600
 Estimated Taxes: \$13,806

Footpath in favor of 3 Pochick Avenue to the beach.

Condo Fees: \$0
Condo Fees Include:

Other Comments

None





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