



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Linda Bellevue
508-325-2700

Price: \$4,950,000 Address: 73A Squam Road # 1

Area: Squam

Owner: Hall

Type: Single Family Status: Available
 Map/Parcel: 13/11.1 Lot #: 6A
 Zoning: LUG1 Lot Size (SF): 43,700
 Deed: 1201/0074 Lot Size (A): 0.0000
 Wtr Frontage: Oceanfront GLA: 2,170
 Water View: Ocean Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1987 Rooms: 6
 Remodeled: Beds/Baths: 4/2
 Furnished: Partially Furnished
 Second Dwelling: None



Oceanfront home with water views from every room! Fabulous opportunity to own a wonderfully casual beach house with a large yard overlooking a wide sandy beach and ocean waves. Includes private steps to a gorgeous beach with a path through the sand dunes. Enjoy the sunshine and fresh ocean air from this bluff top setting high above the beach that stretches all the way to Great Point. Don't miss this opportunity to own your very own seashore retreat set on the shores of serene & tranquil Squam!

Basement: Walk out basement with large ocean view window facing the ocean; laundry & storage rooms

1st Floor: Entryway with vaulted ceiling & coat closet. Light & bright open floor plan with kitchen open to dining area and living room where there are doors to ocean facing deck. Two bedrooms & hall bath with shower.

2nd Floor: Two bedrooms both facing the ocean & full bath & linen closets. Views of Sankaty Head Lighthouse!

Building Information

First Floor Bedrooms: 2
 Heating: Electric
 Fireplaces: gas
 Floors: wood & vinyl
 Yard: large yard facing ocean
 Parking: circular gravel driveway
 Foundation: block
 Lead Paint: Unknown
 Recreation and Outdoor: Deck, Garden
 Spaces:

Appliances and Other Amenities

Stove: yes
 Refrigerator: yes
 Dishwasher: yes
 Washer: yes
 Dryer: yes
 Tv Service: Cable
 Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$3,297,700
 Land Assessment: \$0
 Total Assessment: \$3,297,700
 Estimated Taxes: \$12,455

Condo Fees: \$0
 Condo Fees Include:

Easements

"The Folly" is a separate, single family dwelling held in Condominium ownership with approximately 1 Acre of exclusive use area with over 100 feet of beach frontage and private steps to the beach. The condo association consists of two free standing single family units only. Each with their own exclusive use yard areas.

Easements and Restrictions of Record.

Other Comments

None



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