



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Linda Bellevue  
508-325-2700

Price: \$5,995,000 Address: 77 Eel Point Road

Area: Dionis

Owner: Farrell Revocable Trust

Type: Single Family      Status: Available  
 Map/Parcel: 32/14 and 15      Lot #: 4 and 5  
 Zoning: LUG2      Lot Size (SF): 90,605  
 Deed: B1329/P28      Lot Size (A): 2.0800  
 Wtr Frontage: Soundfront      GLA: 2,739  
 Water View: Sound      Water: Well  
 Other View: Ocean      Sewer: Septic  
 Year Built: 1970      Rooms: 10  
 Remodeled: 1997      Beds/Baths: 5/5.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



ON NANTUCKET SOUND, this contemporary property has unobstructed views forever towards Great Point, Tuckernuck and the calm water beach. The main house is connected by a board walk to studio and office. Enjoy the solitude and simplicity of this well-maintained compound.

Basement: Crawl space

1st Floor: Entryway with closet, hallway to kitchen, dining area with doors to deck overlooking water, living room with cathedral ceiling facing the water, family room, wet bar, full bath. The bedroom wing has two bedrooms, two full baths and a third room that could be a bedroom or an office/study. There are built-in benches with a table in an alcove on the way to the second floor.

2nd Floor: Large master bedroom with walk-in dressing area with door to spacious roof deck, full bath.

Other Structures: Detached studio: Large, high-ceilinged room on the first floor with full bath and wet bar. Second floor is a generous open room (living/sleeping) with a powder room. Shed/storage and workshop. Lots of light and beautiful views from every room.

Building Information

First Floor Bedrooms: 3  
 Heating: Electric  
 Fireplaces: No  
 Floors: Laminate/Tile  
 Yard: Yes  
 Parking: Yes  
 Foundation: Block  
 Lead Paint: Unknown  
 Recreation and Outdoor Deck  
 Spaces:

Appliances and Other Amenities

Stove: Maytag  
 Refrigerator: GE Profile  
 Dishwasher: Bosch  
 Washer: Maytag  
 Dryer: Maytag  
 Tv Service: Cable  
 Amenities: Alarm, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$1,030,800  
 Land Assessment: \$5,640,800  
 Total Assessment: \$6,671,600  
 Estimated Taxes: \$24,484

Condo Fees: \$0  
 Condo Fees Include:

Easements

See deed. Subject to the following: Pre-existing, non-conforming lot of record, Conservation Commission, ZBA Special Permit and Variance (2006), NHESP, erosion, flood zone. Right of Way by easement to beach for 79 Eel Point Road and driveway access is by easement. Subject to One Big Beach easement. Bank restoration plan in process with Con Comm. Con Comm and HDC approval to re-locate existing house and install 6 bedroom septic system on property.

Other Comments

Eel Point Road to the end of the pavement, take a left onto the dirt driveway just before 79 Eel Point Road.



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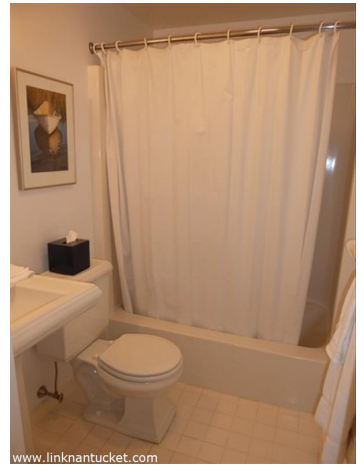
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