



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Meg Ruley  
508-228-1398

Price: \$12,950,000 Address: 10 Medouie Creek Road

Area: Wauwinet

Owner: Cambridge

Type: Single Family      Status: Available  
 Map/Parcel: 20/31.1      Lot #: 70  
 Zoning: LUG3      Lot Size (SF): 124,146  
 Deed: 20,877      Lot Size (A): 2.8500  
 Wtr Frontage: None      GLA: 0  
 Water View: Harbor      Water: Well  
 Other View: Pastoral      Sewer: Septic  
 Year Built: 2013      Rooms: 16  
 Remodeled:      Beds/Baths: 6/6+  
 Furnished: Furnished  
 Second Dwelling: Existing



www.linknantucket.com

DEER RUN, located at the edge of Polpis Harbor, is a newly constructed 6-bedroom, 6-full bath and a 2-half bath estate consisting of an expansive Main House and a lovely Guest House with a 2-car Garage. Built by OCB, LLC custom builders, there is exquisite detail and craftsmanship throughout the property. DEER RUN also offers access to a rare deep water dock, two moorings and a storage area for tenders. There are wonderful first and second floor water views of lower Polpis Harbor and lovely pastoral views of open conservation land. Exceptional attention to detail including wood moldings, heavy-duty hurricane mahogany true-divided light windows, doors, and walnut floors. Highly engineered SAVANT technology, iPad-touch for audio, geothermal AC, and complete power generation in the event of power outage. Heated Gunite pool and a wonderful entertainment area in the lower level that includes a theater, exercise room, pool table, Sub Zero wine storage and tasting room. True privacy is found within the Medouie Creek Association. DEER RUN is being offered FURNISHED (personal items and artwork are omitted).

**Basement:** A sweeping staircase brings your family to the formal lower level including an entertainment area with a pool room, a light gym with a subterranean window, steam shower, a walk-in Sub Zero wine storage unit for 1,000 bottles of wine with a separate wine tasting room, an elegant media room with a new 7'x 10' projection screen integrated with the Savant iPhone control system. A fun room with bunks finishes off this over-sized lower level. Utility Room, Bulkhead.

**1st Floor:** Front and rear door are flanked with tapered columns and wood ceiling detail for relaxing. When opening the oversize entry door you are immediately drawn to the direct water views from all first floor rooms. Custom walnut floors run throughout the entire home providing a decorative contrast of dark woods, white wood moldings, interior french doors and warm colors. The intricacy of the details of the custom built-ins took over a year to complete. The over-sized kitchen adjoins the family room with a cathedral ceiling with direct water views. The first floor also includes three custom bathrooms, butlers pantry, laundry room, internet nook, and large closets. A first floor bedroom with separate entrance is ideal for guests.

**2nd Floor:** A formal staircase leads to the second floor with four bedrooms, tranquil views of the water, marsh and peaceful fields of Medouie. The Master bedroom and middle guest bedroom have private decks to relax and look out over the water. Luxury material selections provide the three custom bathrooms typically not found on the island. Details include polished nickel fixtures and wood paneling. A large walk-in closet off the Master bedroom. A rear staircase from the master bedroom leads to the first level.

**Second Dwelling:** A well appointed Guest House is similar in detail to the Main House with wonderful walnut floors, built-ins, recessed lighting and moldings. Bedroom with full bath, full kitchen, air conditioned, and water views. 2-car garage with heated floor, full basement with a utility room and two storage rooms. Outside shower and a generator.

Building Information

First Floor Bedrooms: 1  
 Heating: Gas\FHA  
 Fireplaces: 1  
 Floors: Walnut  
 Yard: yes  
 Parking: yes  
 Foundation: Poured  
 Lead Paint: Unknown  
 Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch, Private Pool, Gym

Appliances and Other Amenities

Stove: Wolf  
 Refrigerator: Sub Zero  
 Dishwasher: Miele  
 Washer: yes  
 Dryer: yes  
 Tv Service: Cable  
 Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$1,784,800

Easements

Other Comments

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



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Land Assessment: \$1,460,500  
Total Assessment: \$3,245,300  
Estimated Taxes: \$11,618

Condo Fees: \$0  
Condo Fees Include:

DEER RUN offers the utmost in privacy. First and second floor water views from this newly constructed private Wauwinet estate. This home offers total attention to detail in every facet. The rarity to have access to a dock, own two moorings and abut conservation property make this truly a one of a kind property. A must see for the discriminating buyer. Enjoy watching the Red Tail Hawks, Ospreys, Waterfowl and Deer throughout the seasons. Ready for Summer occupancy 2014. (\*There is a right of first refusal with the members of the Medouie Creek Association.)



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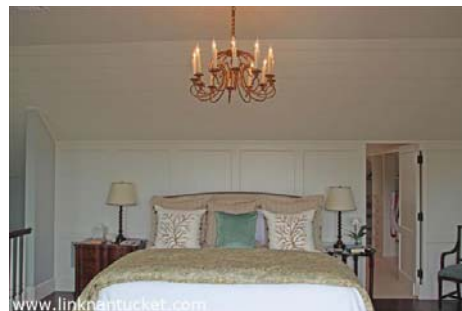
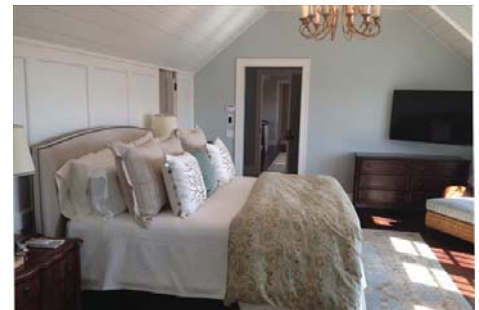
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