



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

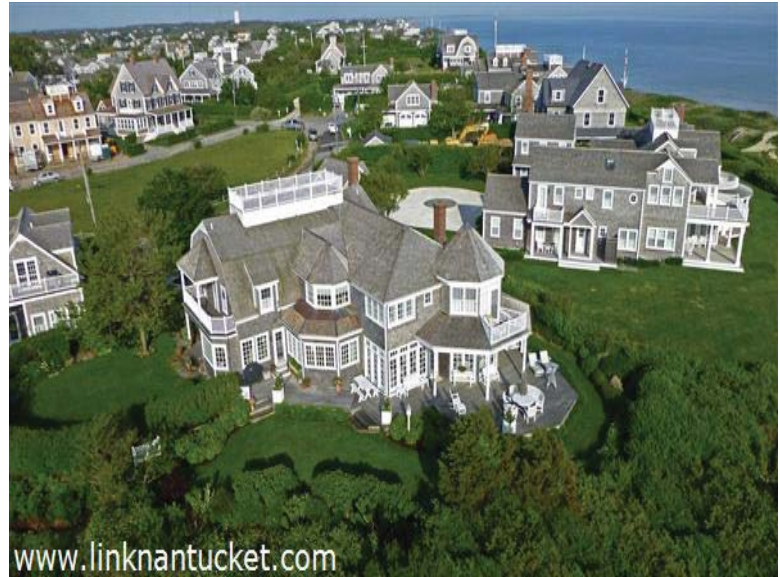
Meg Ruley
508-228-1398

Price: \$16,950,000 Address: 17 Lincoln Avenue

Area: Cliff

Owner: Taylor

Type: Single Family Status: Available
 Map/Parcel: 30/118 Lot #: 1
 Zoning: R1/SR1 Lot Size (SF): 24,800
 Deed: 16464 Lot Size (A): 0.5900
 Wtr Frontage: None GLA: 7,218
 Water View: Harbor Water: Town
 Other View: Sound Sewer: Town
 Year Built: 1991 Rooms: 16
 Remodeled: 1995 Beds/Baths: 7/7+
 Furnished: Un-Furnished
 Second Dwelling: Existing



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A Belgian block drive welcomes one to this impressive five bedroom home which sits grandly on the prestigious and highly coveted Lincoln Circle. Sweeping views of Nantucket Harbor are sure to be enjoyed from the first and second floor of both the house and cottage or from the beautifully landscaped lawns and multiple decks accented by surrounding gardens and manicured grounds. The beauty and sandy shoreline of Steps Beach is moments away or enjoy an aerial view from the impressive roof walk; truly one of the absolute best spots to take in the 4th of July fireworks, Coatue, Monomoy and Town.

Basement: Tiled open living room with a powder room. Two large tiled rooms offering ample storage. Room with a mirrored wall currently set up as a gym. Mechanical room with a Buderus furnace and Trion air purification system. Wine room with temperature control and shelving.

1st Floor: The gracious two story foyer greets one with a sweeping staircase leading to the second floor. A powder room is tucked in to the left and beyond is a cozy library with bookshelf lined-walls, custom cabinetry and a fireplace. Proceeding through the welcoming foyer, the formal dining room is to the left offering a built-in buffet and a wall of cabinetry and display shelves for entertaining and serving pieces. Off of the dining area is the sunroom with three walls of windows and a door leading to the deck. The expansive great room is at the back of the home, a wall of windows and French doors let light stream through and treat you and your guests to fabulous harbor views. A fireplace allows one to enjoy this home all year long. The kitchen has granite surfaces, a Viking gas stove, Bosch dishwasher, SubZero refrigerator and seating at both the island peninsula and the banquet nestled in a bay of windows. A convenient side entrance serves as a mudroom and leads to a butler's pantry with ample storage, a laundry area and a powder room. A bedroom with a private bathroom with a tub/shower complete the first floor.

2nd Floor: The second floor can be accessed from the front foyer or back staircase off of the great room. The landing is large, and looks down to the foyer below and also serves as another spot to take in the views. To the left is a bedroom with a cathedral beamed ceiling and custom accents including a window seat, built-in bookcases and rope detailing in the woodwork. There is also a private bathroom with a tub/shower and a walk-in closet. Across the hall is another bedroom with a European closet and a bathroom with a tub shower. To the right of the main staircase is a large suite with a door leading to a deck and a bathroom with a double vanity and a tub/shower. There is a large office, which could be used as an additional bedroom, with a built-in desk area, closet and a window seat providing storage beneath and access onto the deck. The fabulous master suite enjoys some of the best views Lincoln Circle has to offer. The bedroom is accented with an octagonal ceiling, hand painted floors and French doors leading to a private deck to take in the surrounding beauty. The walk-in dressing room offers three closets and the separate boudoir offers a vanity and three additional closets. The bathroom with a Japanese soaking tub, separate shower with stunning harbor views, double vanity and water closet compliment this private retreat.

3rd Floor: A hand painted stairway leads to a versatile room which looks onto the floors below and can be closed off with sliding glass barn doors; Access to unfinished attic area; Three linen closets; Built in beds provide additional sleeping space. A ship's ladder leads to the huge roof walk with stunning views.

Second Dwelling: The cottage has a one bay garage and another set of washers/dryers. This charming setting offers a living area and ensuite bedroom with a shower bath. Upstairs is an open living, dining and kitchen space with a large deck looking out towards the harbor, in addition to a bathroom with a tub/shower and a light-filled bedroom.

Building Information

First Floor Bedrooms: 2
 Heating: Gas\FHA
 Fireplaces: Two
 Floors: Pine floors with decorative painting
 Yard: Yes
 Parking: Belgian Block horseshoe

Appliances and Other Amenities

Stove: Viking
 Refrigerator: SubZero
 Dishwasher: Bosch
 Washer: Kitchen Aid and Whirlpool
 Dryer: Kitchen Aid and Whirlpool
 Tv Service: Cable

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Foundation: Poured

Lead Paint: No

Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch

Amenities: Alarm, Central A/C, Disposal, Insulation,
Irrigation, Outdoor Shower

Easements

View easement over 19 Lincoln Avenue in favor of 17 Lincoln Avenue.

Other Comments

None

Taxes and Fees

Assessment Year: 2014

Building Assessment: \$9,118,500

Land Assessment: \$4,212,000

Total Assessment: \$13,330,500

Estimated Taxes: \$51,615

Condo Fees: \$0

Condo Fees Include:



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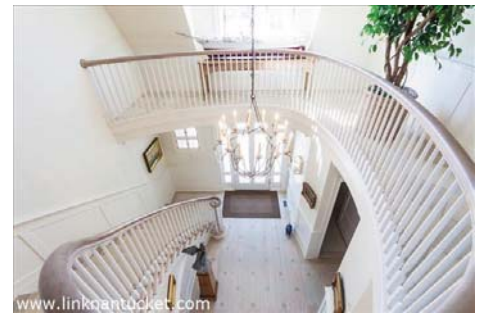
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