

Lisa Sherburne 508-560-0204

Price: \$4,875,000 Address: 20 Cliff Road Area: Cliff Owner: Twenty Cliff
Nantucket LLC

Type: Single Family Status: Available

Map/Parcel: 42.44/53 Lot #: B

Zoning: ROH/SOH Lot Size (SF): 6,293

Deed: 22665 Lot Size (A): 0.1400

Wtr Frontage: None GLA: 3,134

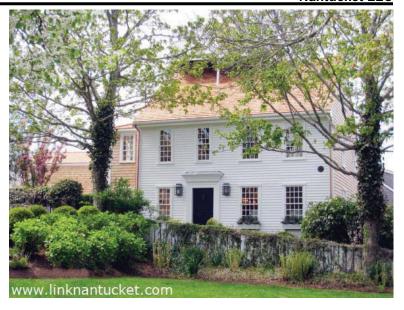
Water View: Distant Sound Water: Town

Other View: Residential Sewer: Town

Year Built: 1747 Rooms: 11

Remodeled: 2010 Beds/Baths: 5/4.5

Furnished: Un-Furnished Second Dwelling: None



Beautifully restored 1747 antique home on desirable Cliff Road just a five minute walk into town. Many original features intact including four fireplaces, wide pine flooring, moldings and raised paneling. Spacious common areas and living spaces. Kitchen and baths totally remodeled. Magnificent, private yard and gardens, and covered dining patio. Wonderful views of Nantucket Sound, Brant Point Lighthouse and Town from roof walk. Two off-street parking spaces.

1st Floor: Large entry foyer opening onto patio and yard, staircase to second floor; living room with fireplace, den/TV room with stairs to lower level; dining room with fireplace, opens onto yard; large kitchen with butler's pantry, custom cabinetry, marble countertops and breakfast/gathering area, opens onto patio and yard/gardens.

2nd Floor: Master bedroom with fireplace, marble bath; bedroom; hall bath; two bedrooms and bath accessible via rear staircase.

3rd Floor: Bedroom; bath; access to roof walk with views of Nantucket Sound, Brant Point Lighthouse and town skyline.

Building Information

First Floor Bedrooms: 0

Heating: Gas\FHA
Fireplaces: Four
Floors: Antique Pine
Yard: Large

Parking: Yes

Foundation: Stone and Concrete Lead Paint: Unknown

Recreation and Outdoor Patio

Spaces:

Taxes and Fees

Assessment Year: 2013
Building Assessment: \$1,575,000
Land Assessment: \$1,246,500
Total Assessment: \$2,821,500
Estimated Taxes: \$10,214

Condo Fees: \$0 Condo Fees Include:

Appliances and Other Amenities

Stove: Wolfe
Refrigerator: SubZero
Dishwasher: Yes
Washer: Yes
Dryer: Gas
Tv Service: Cable

Amenitites: Alarm, Central A/C, Disposal, Insulation,

Irrigation

Easements

Other Comments

None



























