



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:

Appliances and Other Amenities

Stove: Wolfe
Refrigerator: SubZero
Dishwasher: Yes
Washer: Yes
Dryer: Gas
Tv Service: Cable
Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation

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

Easements

Other Comments

None

Condo Fees: \$0
Condo Fees Include:





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