



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Linda Bellevue  
508-325-2700

Price: \$1,595,000 Address: 23 Pond View Drive

Area: Miacomet

Owner: Torpie Family

Type: Single Family      Status: Available  
 Map/Parcel: 81/28      Lot #: .  
 Zoning: LUG2      Lot Size (SF): 91,476  
 Deed: C0019423      Lot Size (A): 2.1000  
 Wtr Frontage: None      GLA: 2,224  
 Water View: Distant Ocean      Water: Well  
 Other View: Pastoral      Sewer: Septic  
 Year Built: 1979      Rooms: 10  
 Remodeled:      Beds/Baths: 3/3  
 Furnished: Un-Furnished  
 Second Dwelling: Potential



Custom built home featuring unobstructed second floor water views over coastal dunes and expansive conservation land. The house sits on a sunny, oversized 2 plus acre lot. The property offers the opportunity to expand the existing home and/or build a guest cottage. The builder, Lee Dunn, is a well-known Nantucket craftsman whose work embodies Scandinavian modern design. The home features exceptional craftsmanship throughout, including antique wide plank floors, cypress walls, stunning cathedral ceilings, skylights, numerous built-ins, excellent storage and 3 decks for outdoor living and entertaining. Recent updates include new appliances, new roof and shingles. Miacomet Beach and Pond are within short walking distance. Private access to the Miacomet Park Trail in the Smooth Hummocks Coastal Preserve through the large backyard.

**Basement:** Exterior access. Partially finished with unfinished storage and large area for workspace and all mechanics.

**1st Floor:** Enter via foyer to open dining/living room with large picture windows, built-in shelving, wood burning stove, and door leading to deck. Step down to open kitchen with fireplace, dining area, and french doors to a deck for outdoor dining. Laundry area and full bathroom with access to outdoor shower. Two large bedrooms with excellent built-in storage, one with door to deck adjoining living room.

**2nd Floor:** Open living room surrounded with picture windows with views of coastal dunes, conservation, and the Atlantic Ocean. Large master suite with cathedral ceilings and private deck. Two baths for privacy. Excellent built-in storage.

**3rd Floor:** Loft with access to roof walk.

Building Information

First Floor Bedrooms: 2  
 Heating: Oil\FHW  
 Fireplaces: One  
 Floors: Reclaimed Antique Heart Pine  
 Yard: Yes  
 Parking: Yes  
 Foundation: Cement  
 Lead Paint: No  
 Recreation and Outdoor: Deck, Garden, Porch  
 Spaces:

Appliances and Other Amenities

Stove: New Stainless Steel  
 Refrigerator: New Stainless Steel  
 Dishwasher: New Stainless Steel  
 Washer: Maytag  
 Dryer: Yes  
 Tv Service: Satellite  
 Amenities: Wood Stove, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012  
 Building Assessment: \$619,300  
 Land Assessment: \$1,122,200  
 Total Assessment: \$1,741,500  
 Estimated Taxes: \$5,110

Condo Fees: \$0  
 Condo Fees Include: 0

Easements

None known.

Other Comments

None



Dining Room

Living Room/Dining Room

Living Room



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Living Room



Bedroom



Bedroom

