



Price: \$5,250,000 Address: 92 Cliff Road Area: Cliff Owner: Tabak

Type: Single Family Status: Available
 Map/Parcel: 30/268 Lot #: 14D
 Zoning: R-20 Lot Size (SF): 36,590
 Deed: Bk 1230 Pg 92 Lot Size (A): 0.8400
 Wtr Frontage: None GLA: 5,711
 Water View: None Water: Town
 Other View: Pastoral Sewer: Septic
 Year Built: 2004 Rooms: 15
 Remodeled: Beds/Baths: 6/6.5
 Furnished: Un-Furnished
 Second Dwelling: Existing



A rare opportunity for a Secluded Cliff Road Sanctuary. Beautifully designed, custom built home incorporating modern amenities, space, and privacy. Located within walking distance of the Westmoor Club, Steps Beach, and close proximity to Town. State of the art audio/visual system with wall panel controls, home theater, gym, and steam room. Newest addition is a fully equipped outdoor gourmet chef's station and bar situated within the southwestern facing back patio area with heated pool. A wonderful setting to enjoy outdoor gatherings in this spectacular location.

Basement: Bedroom & bath/shower, home theater, wine closet, gym & steam room, large utility room & additional storage rooms.

1st Floor: Enter through the foyer into an open living room, kitchen, and dining room. Bright glass doors entering to the back patio & pool. Home office with fireplace. 1st floor Master suite with walk in closets, whirlpool tub, shower and dressing room. Additional 1st floor en suite bedroom. Plenty of storage with large pantry, mudroom and Laundry room.

2nd Floor: Two large en suite bedrooms, both with walk in closets. Open sitting room in between both bedrooms which overlooks the downstairs living room.

Second Dwelling: Garage with guest bedroom.

Building Information

First Floor Bedrooms: 2
 Heating: Oil/FHA
 Fireplaces: Two
 Floors: Antique Pine
 Yard: Yes
 Parking: Abundant
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Spaces: Patio, Porch, Private Pool, Gym

Appliances and Other Amenities

Stove: GE Gas 6 burner
 Refrigerator: GE
 Dishwasher: GE
 Washer: GE
 Dryer: GE
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$2,257,600
 Land Assessment: \$1,170,700
 Total Assessment: \$3,428,300
 Estimated Taxes: \$13,388

Condo Fees: \$0
 Condo Fees Include:

Easements

Other Comments

Outdoor space is well screened from any neighbors. Pool patio area has newly constructed chef station, bar and bocci court. There is also an outdoor shower and exterior bathroom. Vegetation has been pushed back to increase the overall volume and enjoyment of the back patio area.



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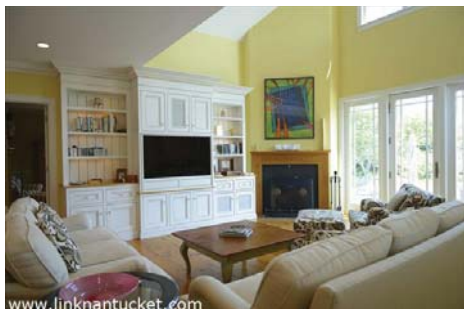
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