



**Price: \$2,995,000    Address: 21 Quidnet Road    Area: Quidnet    Owner: White**

Type: Single Family      Status: Available  
 Map/Parcel: 21/30      Lot #: 11  
 Zoning: LUG3      Lot Size (SF): 164,867  
 Deed: C0007/498      Lot Size (A): 4.0000  
 Wtr Frontage: None      GLA: 0  
 Water View: Pond      Water: Well  
 Other View: None      Sewer: Septic  
 Year Built: 1976      Rooms: 16  
 Remodeled:      Beds/Baths: 9/4+  
 Furnished: Un-Furnished  
 Second Dwelling: Existing



**EXCEPTIONAL ESTATE OFFERING:** Situated high on the Quidnet Moors, the Main House, Garage and Guest Cottage are surrounded by Audubon and Conservation Land, with sweeping views of the Atlantic Ocean, Sankaty Head Light, and Nantucket's Eastern Shore. This spectacular property offers easy access to Ocean & Sesachacha Pond Beaches and has beautifully landscaped, broad lawns, ideal for family enjoyment.

**1st Floor:** Front hall leads to a dining room and a two-story living room with a fireplace. Sunroom. Kitchen opens to the dining room. Two large bedrooms share a bath. One bedroom has a fireplace and one has a door to the outside. Two bedrooms, hall bath and half bath, mudroom and laundry. There is an outside shower and a deck on this end of the home.

**2nd Floor:** Large living room, access to deck, small bedroom, large bunk room, half bath.

**Second Dwelling:** Cottage: This is fully winterized and ready to go. It is private from the main house. 3 bedrooms, 2 baths. First floor: Foyer, dining area and gourmet kitchen access to a large private deck. , living room with cathedral ceiling and fireplace (gas insert). Bedroom suite with adjoining office, half bath, entrance to the basement. Second Floor: Two bedrooms, hall bath, an office. One bedroom has a balcony. Distant views. Basement: Full

Building Information

First Floor Bedrooms: 6  
 Heating: Gas\FHA  
 Fireplaces: 3  
 Floors: Wood  
 Yard: Large  
 Parking: Yes  
 Foundation:  
 Lead Paint: Unknown  
 Recreation and Outdoor Deck  
 Spaces:

Appliances and Other Amenities

Stove: Yes  
 Refrigerator: Yes  
 Dishwasher: Yes  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$1,429,200  
 Land Assessment: \$1,523,200  
 Total Assessment: \$2,952,400  
 Estimated Taxes: \$11,149

Easements

Other Comments

None

Condo Fees: \$0  
 Condo Fees Include:



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