



Price: \$6,750,000 **Address: 48 & 49 West Miacomet Road**

Area: Miacomet

Owner: Cowan

Type: Single Family *Status:* Available
Map/Parcel: 0086/004 & 003 *Lot #:* 7 & 8
Zoning: MMD *Lot Size (SF):* 124,582
Deed: 22773 *Lot Size (A):* 2.8600
Wtr Frontage: Oceanfront *GLA:* 2,872
Water View: Ocean *Water:* Well
Other View: Pond *Sewer:* Septic
Year Built: 1965 *Rooms:* 10
Remodeled: 1973 *Beds/Baths:* 5/4
Furnished: Un-Furnished
Second Dwelling: None



Miacomet Waterfront! A 2.8-acre waterfront sanctuary nestled in the dunes of the coveted south shore of Nantucket island, giving way to unsurpassed views of the ocean, Miacomet Pond and the moors. This singular landscape features two lots. An acre+ waterfront parcel (Lot 7) with a spacious 5-bedroom beach house has direct access to a private beach, offering endless walks in either direction and spectacular sunrises and sunsets. Behind it, a 1.75 acre parcel (lot 8) provides additional privacy and protection. The full two-lot holding is offered as a single unit, and restricted to a single dwelling, but that dwelling may be placed anywhere on the 2.8-acres within existing zoning regulations. The Miacomet area is a nature lover's paradise, and this location, adjacent to hundreds of acres of conservation land, is in the very heart of it. A must see!

Basement: crawl space

1st Floor: The entry to the first floor opens to a spacious great room with living room and dining area. The living room is highlighted by a cozy fireplace and is open to an informal dining area. Vertical knotty pine wood paneling tastefully accents this space. Large picture windows draw you outdoors to a spacious deck nestled into the dunes. Off the living room to the left is one of two first floor bedrooms with private bathroom. To the right of the entry is a stairway leading to the second floor. The dining room leads into the kitchen with a breakfast nook that looks out at the moors. A laundry room is conveniently located just off of this area. To the right of the kitchen is another bedroom and full bathroom. Sliding doors off of the kitchen give access outdoors to the deck and to a private path leading over the dune to the glorious Miacomet beach.

2nd Floor: The second floor opens to a spacious second living area complete with fireplace, vaulted ceilings and picture windows giving way to unsurpassed views of the Atlantic ocean and Nantucket Moors. There are three additional bedrooms, two bathrooms and an office with a panoramic ocean view that could also serve as a sixth bedroom or a private study. One of the three upstairs bedrooms enjoys a sweeping view of the moors, while the other two have exposures in all four directions. The master bedroom also has a small balcony facing east for sunrise views over the ocean and pond.

Building Information

First Floor Bedrooms: 2
Heating: Electric
Fireplaces: yes
Floors: wood
Yard: yes
Parking: yes
Foundation: block
Lead Paint: No
Recreation and Outdoor Spaces: None

Appliances and Other Amenities

Stove: yes
Refrigerator: yes
Dishwasher: yes
Washer: yes
Dryer: yes
Tv Service: Cable
Amenities: None

Taxes and Fees

Assessment Year: 2012
Building Assessment: \$391,700
Land Assessment: \$2,540,300
Total Assessment: \$2,932,000
Estimated Taxes: \$10,613

Easements

Other Comments

6 bedroom septic.

Condo Fees: \$0
Condo Fees Include:



ATLANTIC EAST
NANTUCKET REAL ESTATE

Alison K. Forsgren
508.566.4449



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