



Price: \$2,495,000 Address: 5 Eel Point Road Area: Dionis Owner: Silverstein

Type: Single Family Status: Available
 Map/Parcel: 40/76 Lot #: 4
 Zoning: LUG2 Lot Size (SF): 80,150
 Deed: COT 18,628 Lot Size (A): 1.8400
 Wtr Frontage: None GLA: 4,612
 Water View: Distant Sound Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1986 Rooms: 9
 Remodeled: 2012 Beds/Baths: 5/4
 Furnished: Un-Furnished
 Second Dwelling: Existing



www.linknantucket.com

"Rosebud" is located on Eel Point Road on almost 2 acres. Main house and guest cottage have distant second floor views of Nantucket Sound. Private enclosed pool with mature landscaping. Close to bike paths and Dionis & Eel Point beaches.

Basement: Crawl space

1st Floor: Open floor plan with chef's kitchen, high end appliances and granite counters. Laundry room with sink and pantry area. Dining room leads to the family room which opens to double doors for access to both the yard and pool area. First floor bedroom with full hallway bath.

2nd Floor: Double spiral staircases give the master suite and guest bedrooms great privacy. Cathedral great room with distant Nantucket sound water views. Master bedroom has private bath and walk in closet. Two quest bedrooms share hall bath.

Other Structures: Pool is 14 X 55 with brick and grass surround. Two four bedroom septic systems for potential expansion.

Second Dwelling: Cottage constructed in 1996 and finished first floor has many options, can be either bedrooms, family or office area. Spa full bath has steam shower and Jacuzzi. Second floor is open with a wood cathedral ceiling, kitchen and large deck area. Outdoor shower.

Building Information

First Floor Bedrooms: 1
 Heating: Electric
 Fireplaces: 0
 Floors: Oak
 Yard: Yes
 Parking: Yes
 Foundation: Block
 Lead Paint: No

Recreation and Outdoor Spaces: Deck, Garden, Patio, Private Pool

Appliances and Other Amenities

Stove: Thermador
 Refrigerator: Subzero
 Dishwasher: Bosch
 Washer: Maytag
 Dryer: Maytag
 Tv Service: Cable
 Amenities: Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2014
 Building Assessment: \$1,203,900
 Land Assessment: \$2,053,700
 Total Assessment: \$3,257,600
 Estimated Taxes: \$12,249

Condo Fees: \$0
 Condo Fees Include:

Easements

Bike path easement. Special permit.

Other Comments

From town follow Cliff Road to the end and take first right to Eel Point Road, #5 in on the right with "Rosebud" mailbox.





ATLANTIC EAST
NANTUCKET REAL ESTATE

Linda Bellevue
508-325-2700



The information contained herein is believed to be reliable but is not guaranteed.

