



Wauwinet - 10 Medouie Creek Road
ID: 80091 Owner: Cambridge

\$ 12,499,000
Available



Property Type: Single Family

Lot Size: 2.85 acres

Total Rooms: 18

Total GLA: sq. feet

Total Beds: 6

Year Built: 2013

Total Baths: 7 full, 2 half

Water / Sewer: Well / Septic

Frontage: None

2013 Assess: \$ 3,245,300

Water Views: Harbor

Land Assess: \$ 1,460,500

Sec. Dwelling: Existing

Build Assess: \$ 1,784,800

Zoning: LUG3

Est. Taxes: \$ 11,618

10 Medouie Creek Road is located at the edge of Polpis Harbor(a small strip of marsh land owned by the Nantucket Conservation Foundation is located between the main house and the East End of Polpis Harbor). Botticelli and Pohl Architects, master designed estate, was constructed by one of Nantucket's leading builders, OCB, LLC Custom Builders. The construction took over 2 years to complete, given the project scope and extensive details. The Main House consists of 5-bedrooms, 6-full baths and 2-half baths, with a lovely 1 bedroom, 1 full bath Guest House, along with a 2-car Garage(full basement). There is exquisite detail throughout both the main house and the guest house.

This estate named "DEER RUN" abuts conservation land, which shoulders both sides of the property to ensure privacy and wildlife habitat. DEER RUN also offers access to a rare deep water dock, two moorings and a storage area for tenders. There are wonderful first and second floor water views of lower Polpis Harbor and lovely pastoral views of open conservation land. Exceptional attention to detail including wood moldings, heavy-duty hurricane mahogany true-divided light windows, doors, and walnut floors. Highly engineered SAVANT technology, iPad-touch for audio, geothermal AC(no air conditioning noise on the outside), and a massive generator in the event of power interruption in both main house and guest house. Full size washing machine and dryer in both the main house and the guest house. A high quality Gunitite heated pool is tastefully built into the landscape along with perimeter security cameras. Landscape designed , installed and maintained by Champoux Landscape.

Primary Dwelling: Total Rooms: 16 Bedrooms: 5 Bathrooms: 6 full, 2 half GLA: sq. feet

Secondary Dwelling: Total Rooms: 2 Bedrooms: 1 Bathrooms: 1 GLA:

First Floor: Front and rear door are flanked with tapered columns and wood ceiling detail for relaxing. When opening the oversize entry door you are immediately drawn to the direct water views from all first floor rooms. Custom walnut floors run throughout the entire home providing a decorative contrast of dark woods, white wood moldings, interior french doors and warm colors. The intricacy of the details of the custom built-ins took over a year to complete. The over-sized kitchen adjoins the family room with a cathedral ceiling with direct water views. The first floor also includes three custom bathrooms, butlers pantry, laundry room, internet nook, and large closets. A first floor bedroom with separate entrance is ideal for guests.

Second Floor: A formal staircase leads to the second floor with four bedrooms, tranquil views of the water, marsh and peaceful fields of Medouie. The Master bedroom and middle guest bedroom have private decks to relax and look out over the water. Luxury material selections provide the three custom bathrooms typically not found on the island. Details include polished nickel fixtures and wood paneling. A large walk-in closet off the Master bedroom. A rear staircase from the master bedroom leads to the first level.



Basement: A sweeping hand crafted staircase gracefully sweeps up all three levels from the entertainment lower floor to an open landing on the top story. The formal lower level includes an entertainment area with a pool room, a light gym with a subterranean window, steam shower, a walk-in Sub Zero wine storage unit for 1,000 bottles of wine with a separate wine tasting room, an elegant media room (Movie theatre) integrated with the Savant iPhone control system. A fun room with bunks finishes off this over-sized lower level. Utility Room, Bulkhead.

Building Information

Furnished:	Un-Furnished	Foundation:	Poured	Stove:	Wolf
First Floor Beds:	1	Yard:	yes	Refrigerator:	Sub Zero(2)
Fireplaces:	1	Parking:	yes	Dishwasher:	Miele(2)
Floors:	Walnut	Lead Paint:	Unknown	Washer/Dryer:	yes(2) / yes(2)
Heat:	Gas\FHA	Other Structures:	Garage	TV Service:	Cable

Outdoor/Recreation: Deck, Garden, Patio, Porch, Private Pool, Gym

Features: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Parcel/Property Information

Map: 20 **Parcel:** 31.1 **Plan:** 6283-4 **Deed Ref:** 20,877 **Lot:** 70 **Other Views:** Pastoral

Easements:





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