



**Miacomet - 12 Ellens Way**  
ID: 79970 Owner: Bluefin Partners, LLC

**\$ 2,795,000**  
Available



**Property Type:** Single Family

**Lot Size:** 0.25 acres

**Total Rooms:** 10

**Total GLA:** 3,347 sq. feet

**Total Beds:** 4

**Year Built:** 2014

**Total Baths:** 4 full, 1 half

**Water / Sewer:** Town / Septic

**Frontage:** None

**2013 Assess:** \$ 2,209,400

**Water Views:** None

**Land Assess:** \$ 665,400

**Sec. Dwelling:** None

**Build Assess:** \$ 1,544,000

**Zoning:** LUG2

**Est. Taxes:** \$ 8,204.38

Miacomet Preserve is a remarkable new community of nineteen homes, thoughtfully and tastefully designed by Architect Andrew D. Kotchen of workshop/apd, taking full advantage of the surrounding pristine conservation land and the nearby unspoiled south shore beaches. These sophisticated and stylish homes offer modern high end finishes, top of the line appointments and a unique and attractive plan while being designed to blend in along a quiet winding lane accented by Nantucket's native plantings and surrounded by wide open spaces maintaining the natural aesthetic that makes Nantucket so appealing. A separate furnishings package from Christopher's is available.

**First Floor:** There is an informal mud room/laundry room entrance to the home that leads into the formal front entrance. The formal entrance is light and bright and opens into the open plan kitchen, dining and living room. High end custom panelled appliances, marble and stone countertops, premium fixtures and white oak floors are just a few features of this home. Doors off the living room open out to the heated gunite pool. A first floor master with private bathroom and a powder room and study/office complete the first floor.

**Second Floor:** The second floor offers a master bedroom suite and two additional bedrooms with private bathrooms.

**Basement:** Unfinished basement with high ceilings, windows, exterior access and plumbing for a bathroom.

**Other Struct:** One car garage

### Building Information

<b>Furnished:</b>	Un-Furnished	<b>Foundation:</b>	Poured	<b>Stove:</b>	Bosch Cook Top and Wall Oven
<b>First Floor Beds:</b>	1	<b>Yard:</b>	Yes	<b>Refrigerator:</b>	Sub Zero with custom panel
<b>Fireplaces:</b>	1	<b>Parking:</b>	Yes	<b>Dishwasher:</b>	Bosch with custom panel
<b>Floors:</b>	3	<b>Lead Paint:</b>	No	<b>Washer/Dryer:</b>	LG / LG
<b>Heat:</b>	Gas\FHA	<b>Other Structures:</b>	Garage	<b>TV Service:</b>	Cable

**Outdoor/Recreation:** Deck, Garden, Patio, Private Pool

**Features:** Central A/C, Disposal, Insulation, Irrigation



### Parcel/Property Information

Map: 81 Parcel: 175 Plan: Deed Ref: - Lot: 15 Other Views: Pastoral

Easements: See deed





ATLANTIC EAST  
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