



**Madequecham - 22 Wigwam Road**  
ID: 78718 Owner: Winters

**\$ 3,295,000**  
Available



<b>Property Type:</b> Single Family	<b>Lot Size:</b> 1.66 acres
<b>Total Rooms:</b> 8	<b>Total GLA:</b> 4,786 sq. feet
<b>Total Beds:</b> 5	<b>Year Built:</b> 2006
<b>Total Baths:</b> 4 full, 1 half	<b>Water / Sewer:</b> Well / Septic
<b>Frontage:</b> None	<b>2013 Assess:</b> \$ 1,988,100
<b>Water Views:</b> Distant Ocean	<b>Land Assess:</b> \$ 872,800
<b>Sec. Dwelling:</b> None	<b>Build Assess:</b> \$ 1,115,300
<b>Zoning:</b> LUG3	<b>Est. Taxes:</b> \$ 7,475

Magnificent Madequecham Beach where sunlight dances on the ocean and views over hundreds of acres of conservation land set the stage for this wonderful family home. A beautifully designed custom home featuring a swimming pool and spa, 2 outdoor showers, horseshoe court, decks and patio, roof walk all to enrich the nature surrounding you.

**First Floor:** Large entry hall opens to a family room with fireplace, wet bar and french doors leading to deck and pool area. On the right are two bright and light guest bedrooms with a shared bath. To the left is a large guest bedroom with en suite bathroom. Beyond the family room is the sunny fourth bedroom complete with cathedral ceiling and custom bath in warm earth tones. Laundry room and storage closet have an exterior door leading to side yard and private outdoor shower.

**Second Floor:** Amazing light and open floor plan - large gourmet kitchen with center island and stainless steel appliances, including warming drawer and microwave. Living area with fireplace and french doors leading to upper deck with expansive views over the open conservation land and South Shore, cathedral ceilings and large windows to take it all in. Dining area, access to attic storage space. Sweeping master bedroom with cathedral ceiling, two large closets, spacious custom bathroom with stand alone shower, corner jacuzzi tub and double sink vanity.

**Third Floor:** Stairs lead to loft area with ladder to roof walk.

**Basement:** Full unfinished basement, work shop and storage closet.

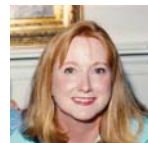
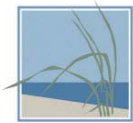
**Other Struct:** Large one car heated attached garage

### Building Information

<b>Furnished:</b> Un-Furnished	<b>Foundation:</b> poured and block	<b>Stove:</b> Wolfe
<b>First Floor Beds:</b> 4	<b>Yard:</b> Yes	<b>Refrigerator:</b> GE Profile
<b>Fireplaces:</b> 2	<b>Parking:</b> Yes	<b>Dishwasher:</b> Bosh
<b>Floors:</b> wood, tile, carpet	<b>Lead Paint:</b> No	<b>Washer/Dryer:</b> Whirlpool / Whirlpool
<b>Heat:</b> Gas\FHA	<b>Other Structures:</b> Garage	<b>TV Service:</b> Satellite

**Outdoor/Recreation:** Deck, Garden, Patio, Porch, Private Pool, Hot Tub

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



## Parcel/Property Information

Map: 77 Parcel: 7/9 Plan: 5004-50 Deed Ref: 22592 Lot: 803 Other Views: Pastoral

Easements: see deed

Fees: \$ 1,200 (Russel's Way/Wigwam Road Trust)

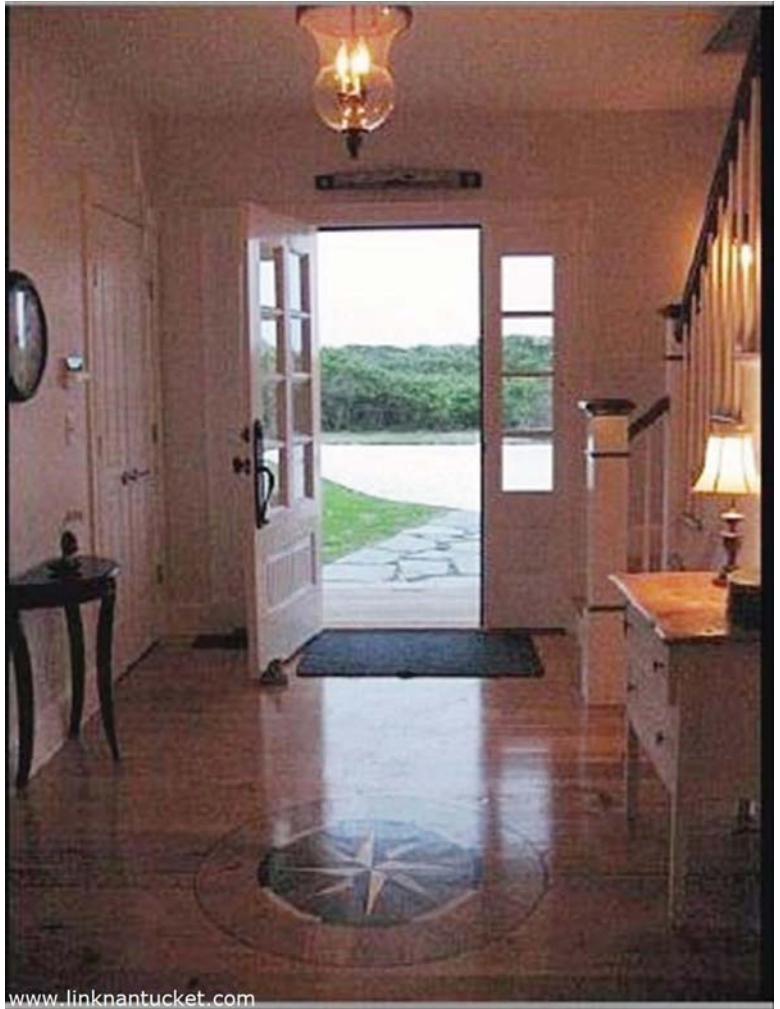






ATLANTIC EAST  
NANTUCKET REAL ESTATE

Linda Bellevue  
Phone: 508-325-2700  
Mobile: 508-325-2700  
linda@nantucketrealestate.com







ATLANTIC EAST  
NANTUCKET REAL ESTATE

Linda Bellevue  
Phone: 508-325-2700  
Mobile: 508-325-2700  
linda@nantucketrealestate.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com





ATLANTIC EAST  
NANTUCKET REAL ESTATE

Linda Bellevue  
Phone: 508-325-2700  
Mobile: 508-325-2700  
linda@nantucketrealestate.com







ATLANTIC EAST  
NANTUCKET REAL ESTATE

Linda Bellevue  
Phone: 508-325-2700  
Mobile: 508-325-2700  
linda@nantucketrealestate.com







ATLANTIC EAST  
NANTUCKET REAL ESTATE

Linda Bellevue  
Phone: 508-325-2700  
Mobile: 508-325-2700  
linda@nantucketrealestate.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



ATLANTIC EAST  
NANTUCKET REAL ESTATE

Linda Bellevue  
Phone: 508-325-2700  
Mobile: 508-325-2700  
linda@nantucketrealestate.com

