



Dionis - 3 Fintry Lane  
ID: 79666 Owner: Murray

\$ 2,995,000  
Available



<b>Property Type:</b> Single Family	<b>Lot Size:</b> 1.84 acres
<b>Total Rooms:</b> 13	<b>Total GLA:</b> 4,874 sq. feet
<b>Total Beds:</b> 7	<b>Year Built:</b> 2006
<b>Total Baths:</b> 7 full, 1 half	<b>Water / Sewer:</b> Well / Septic
<b>Frontage:</b> None	<b>2015 Assess:</b> \$ 3,048,700
<b>Water Views:</b> Distant Sound	<b>Land Assess:</b> \$ 1,104,000
<b>Sec. Dwelling:</b> None	<b>Build Assess:</b> \$ 1,944,700
<b>Zoning:</b> LUG2	<b>Est. Taxes:</b> \$ 10,423

Custom-designed House, Studio/garage, and a separate detached one-car Garage perched on a high hill in the Trot's Hills area of Dionis. Multiple decks and porches, including one with an outdoor fireplace - ideal for entertaining. Abuts over 200 acres of Land Bank and other open land and has views over The Linda Loring Nature Preserve. From the main house there are some second floor water views of Nantucket Sound and peeks of the North Head of Long Pond in the distance. No restrictions on a pool if so desired. Only a short distance to a great sandy Sound beach. This property also has one of the best Sunset views on the island!

**First Floor:** Front porch. Entry hall to two Guest Suites and a downstairs Master Bedroom suite with a private sitting area and access to the back porch.

**Second Floor:** Open and bright Kitchen with granite counters and an island; powder room. Upstairs Master Bedroom suite. Open-planned Dining Area and Living Room with a fireplace and access to a deck featuring an outdoor fireplace and unique folding doors providing a separate indoor/outdoor space.

**Basement:** Den/possible 5th Bedroom with door to garden stairs, full Bath; Entertainment room with kitchenette/wet bar, flat screen TV, and small office space; Laundry room; storage and mechanical rooms.

**Other Struct:** Studio - First Floor: Hall to Bedroom suite with direct access to the yard; Sitting room/storage room; attached one-car garage. Outdoor shower. Second Floor: Bedroom suite; open-planned Living Room with kitchenette, fireplace, and access to an outside deck; full laundry facilities in hall closet. Detached one-car garage with plumbing.

### Building Information

<b>Furnished:</b> Un-Furnished	<b>Foundation:</b> Concrete	<b>Stove:</b> Yes
<b>First Floor Beds:</b> 4	<b>Yard:</b> Large, landscaped and naturally vegetated	<b>Refrigerator:</b> Three
<b>Fireplaces:</b> 3	<b>Parking:</b> Plenty	<b>Dishwasher:</b> Two
<b>Floors:</b> Maple, Hardwood, and Tile	<b>Lead Paint:</b> No	<b>Washer/Dryer:</b> Two / Two
<b>Heat:</b> Gas\FHA	<b>Other Structures:</b> Garage	<b>TV Service:</b> Cable

**Outdoor/Recreation:** Deck, Garden, Porch

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



## Parcel/Property Information

**Map:** 39 **Parcel:** 40.5 **Plan:** 37215-D **Deed Ref:** C19284 **Lot:** 11 **Other Views:** Distant Pond

**Easements:** 12 foot path easement on the western boundary abutting Nantucket Land Bank open land

**Fees:** \$ 500 (Fintry Lane Homeowners Association dues for road maintenance)



Rear view of the Main House



Creative indoor/outdoor 2nd floor deck



Main House deck with Sound & perfect Sunset views





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