ATLANTIC EAST
NANTUCKET REAL ESTATE

Atlantic East Nantucket Real Estate
508-228-7707

Price: $38,000,000 Address: 41 Jefferson Avenue **Area: Cliff Owner: Purple Wampum LLC**

Type:	Single Family	*Status:*	Available
Map/Parcel:	30/45	*Lot #:*	5 & 6
Zoning:	RC	*Lot Size (SF):*	41,597
Deed:	C0020365	*Lot Size (A):*	0.9549
Wtr Frontage:	Soundfront	*GLA:*	8,710
Water View:	Sound	*Water:*	Town
Other View:	Harbor	*Sewer:*	Town
Year Built:	1940	*Rooms:*	33
Remodeled:	2013	*Beds/Baths:*	10/10.5
Furnished:	Furnished		
Second Dwelling:	Existing		

THE BEACH RESIDENCES at CLIFFSIDE. The Ultimate Family Compound.
A once in a lifetime opportunity to own a magnificent 1 acre waterfront property in the highly sought after North Shore/Cliffside neighborhood, just steps to Cliff Side Beach Club and Galley Beach Restaurant. This exceptional property is comprised of a collection of three buildings. The main building has four residences each with open living, dining and a total of 8 bedrooms and 8.5 baths. There are also 2 ensuite one bedroom cottages for a total of 10 bedroom suites, and an additional building with two 1 car garages all on an expansive private sandy beach. Each residence has top of the line kitchen and bath fixtures including marble counters, backsplashes, and tile, stainless steel appliances, wine fridges, and under counter built in microwaves. Each of the meticulously designed and custom built residences offer unobstructed water views, stunning sunsets and direct access to the private beach. Views from the residences are unsurpassed and need to be experienced to appreciate them. Ideal for extended families and guests.

1st Floor: See attached document "Residence descriptions" for details

Second Dwelling: The property includes two, 1 bedroom cottages

Building Information

First Floor Bedrooms:	7
Heating:	Gas\FHA
Fireplaces:	2
Floors:	Wood, tile, carpet
Yard:	Beach
Parking:	yes - 9+ spots
Foundation:	poured-concrete
Lead Paint:	Unknown
Recreation and Outdoor Spaces:	Deck, Patio, Porch

Taxes and Fees

Assessment Year:	2018
Building Assessment:	$1,842,000
Land Assessment:	$1,606,000
Total Assessment:	$3,448,000
Estimated Taxes:	$21,202
Condo Fees:	
Condo Fees Include:	

Appliances and Other Amenities

Stove:	6
Refrigerator:	6
Dishwasher:	6
Washer:	6
Dryer:	6
Tv Service:	Cable
Amenitites:	Alarm, Central A/C, Insulation, Outdoor Shower

Easements

See registry for recorded easements

Other Comments

None

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

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Residence 201 3br/3ba

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

Residence 201 Master Bath

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Beachfront Cottage

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