



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Melinda Vallett
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Price: \$3,195,000 Address: 58 Nobadeer Avenue

Area: Surfside

Owner: On Island Construction, LLC

Type: Single Family Status: Available
 Map/Parcel: 88/81 Lot #: 3
 Zoning: R-20 Lot Size (SF): 46,609
 Deed: 01281/0286 Lot Size (A): 1.0700
 Wtr Frontage: None Plan:
 Water View: Ocean Water: Well
 Other View: Ocean Sewer: Septic
 Year Built: 2012 Rooms: 15
 Remodeled: Beds/Baths: 5/5+
 Furnished: Furnished
 Second Dwelling: Potential



Newly constructed family compound with sweeping ocean views is now being offered fully furnished by Nantucket Looms. A team of Nantucket's premiere architect, builder and designer have collaborated to create the quintessential Nantucket Beach House. Using only the highest quality materials and craftsmanship this five bedroom, five ensuite and two half bath home sits on an over sized lot and is directly across the street from the Atlantic ocean and Nobadeer Beach. This well planned home offers over 3800 sq ft of stylish and functional finished living spaces with plenty of room for family and friends to gather. The outdoor living areas include multiple decks, a large outdoor blue stone patio with pergola, an outdoor fireplace and spacious front and back yards. Elegant beach charm converges with all of today's modern bells and whistles offering all that a discriminating buyer could ask for. Furnishing package available by Nantucket Looms. Included in the sale are HDC approved plans for a pool and a garage. Additional expansion available for cottage and swimming pool to create a family compound for generations to enjoy. Features include; Gourmet kitchen, Open floor plan, Reclaimed white oak flooring throughout, Central AC, Vaulted ship lapped ceilings, Indoor and outdoor fireplace, Exquisite custom tile, Gorgeous lighting fixtures, Alarm system with 2 cameras viewable on Iphones and I pads, Sonos music system, beautiful landscaping, Outdoor shower, Over sized unfinished basement ready to be customized, Multiple ship lapped areas, Many Built Ins and much, much more. The Ultimate Nantucket Retreat!

Basement: Over sized unfinished basement with high ceilings can be customized to meet buyers needs. Plumbed for a full bath and plenty of space for additional bedroom, recreation room, wine cellar, gym, movie theatre, bar, kids play room, bowling alley or whatever a buyer desires. Full stairwell access to side yard.

1st Floor: The 1st floor has antique reclaimed white oak flooring, high ceilings and is ship lapped throughout. There are 4 spacious ensuite bedrooms, including a large master bedroom, 3 of the bedrooms have exterior access to a covered porch with water views and all with custom tiled baths. Large downstairs living room with coffered ceilings, masonry brick fireplace and french doors to bluestone patio with pergola and large yard. The spacious mud and laundry room is easily accessed from the side door and outdoor shower and has a whirlpool washer and dryer and a large sink.

2nd Floor: Spacious open floor plan with vaulted ship lapped ceilings and exposed beams, antique reclaimed white oak floors, sweeping water views throughout, large living room with an abundance of light and many windows, multiple custom nautical lighting fixtures, french doors to deck with ocean views, half bath, large separate but open dining area, gourmet kitchen with exquisite granite counters, double granite islands, prep sink, top of the line appliances. Spacious master suite features vaulted ceiling, numerous built ins, his and her baths, commodes, sinks and vanities with a shared large custom tiled waterfall shower.

Other Structures: 6 bedroom septic system

Second Dwelling: HDC approved plans for a garage

Building Information

First Floor Bedrooms: 4
 Heating: Gas\FHA
 Fireplaces: Yes
 Floors: Antique Reclaimed White Oak
 Yard: Yes
 Parking: Yes
 Foundation: Poured Concrete
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Patio, Porch

Appliances and Other Amenities

Stove: Wolf Professional
 Refrigerator: Sub-Zero
 Dishwasher: Bosch
 Washer: Whirlpool
 Dryer: Whirlpool
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Easements



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Taxes and Fees

Assessment Year: 2011
Building Assessment: \$0
Land Assessment: \$1,174,500
Total Assessment: \$1,174,500
Estimated Taxes: \$0

Condo Fees: \$0
Condo Fees Include:

View easement (Book 1338, Page 62) Utility easement (Book 1338, Page 65)

Other Comments

None



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