

8 Lavendar Lane



Dionis
\$14,995,000

 **Pepper Frazier**
REAL ESTATE





\$14,995,000

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Dionis

Type: Single Family
Rooms: 10
Bed./Baths: 5 / 3
Wtr Frontage: None

Water View: Harbor
Other View: Harbor
Year Built: 1984
Remodeled: N/A

Furnished: Un-Furnished
2nd Dwelling: Existing
Zoning: LUG3
Lot Size (SF): 241758.00

Lot Size (A): 5.5500
Plan: N/A
Water: Well
Sewer: Septic

Stunning 280 degree panoramic, unobstructed, water views of Nantucket Sound, Nantucket Harbor, Madaket Harbor and Atlantic Ocean to Great Point, Muskeget, Tuckernuck and Martha's Vineyard can be enjoyed from this quintessential Dionis location. Direct beach path over rolling sand dunes to some of the islands most pristine beaches are just under 150 yards away. Current owner has 2 moorings, one in Nantucket Sound and one in Madaket Harbor. The house and cottage sit on over 5.5 acres and present a discriminating Buyer an opportunity to create an heirloom property with ultimate privacy abutting Nantucket Conservation Foundation.

First Floor: MAIN HOUSE-Spacious flowing ranch with three bedrooms, two full baths, fireplace, wrap around deck with seating and an attached garage. Cathedral ceilings with exposed beams, multiple skylights, recessed lighting, huge picture windows, random width oak floors, tile flooring, multiple built ins, granite counters in kitchen, tiled baths and much more.

Appliances and Other Amenities:

First Floor Bedrooms: 3
 Heating: GasFHA
 Fireplaces: 2
 Floors: Random width Oak and Tile
 Yard: Yes
 Parking: Ample
 Foundation: Crawl Space
 Lead Paint: No
 Recreation and Outdoor Spaces: Patio, Porch, Deck, Garden
 Amenities: Alarm, Central A/C, Insulation, Outdoor Shower

Assessments and Taxes

Assessment Year: 2011
 Building Assessment: \$664,600
 Land Assessment: \$4,787,500
 Total Assessment: \$5,452,100



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