

*40 Jefferson Ave*



Brant Point

 **Pepper Frazier**  
REAL ESTATE









Interior pictures from previous projects



Location, Location, Location



## 40 Jefferson Ave

## Brant Point

**Type:** Single Family  
**Rooms:** 13  
**Bed./Baths:** 6  
**Wtr Frontage:** None

**Water View:** Harbor  
**Other View:** None  
**Year Built:** 1900  
**Remodeled:** 2017

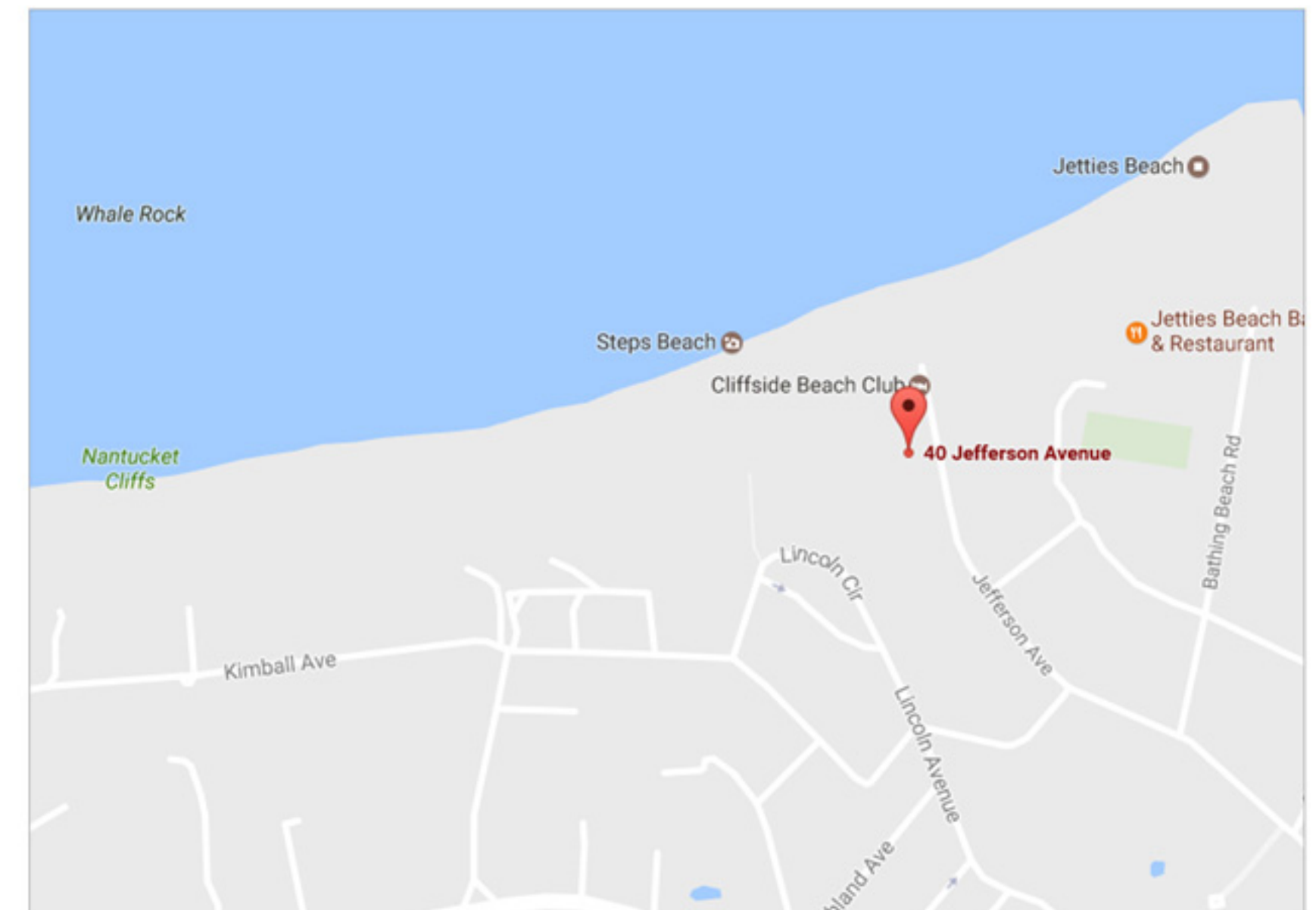
**Furnished:** Un-Furnished  
**2nd Dwelling:** Existing  
**Zoning:** R1/SR1  
**Lot Size:** 0.23 acres

**Plan:** 10879B  
**Water:** Town  
**Sewer:** Town

A unique and rare opportunity is now available in highly sought after Galley Beach neighborhood. In close proximity to Cliffside Beach Club and Lincoln Circle, Nantucket's premier architect and design team is currently constructing a legacy compound that will take advantage of the property's sweeping water views over Galley Beach and Nantucket Harbor. No facet is being overlooked and only the highest quality materials and expert craftsmanship will be employed in developing this well planned estate. The historic main house has been re-sited on a new foundation and will be completely renovated from top to bottom creating a stunning 5 bedroom, 5 1/2 bath home on 3 levels. The addition of a new 1 bedroom Guest Cottage/ Pool Cabana compliments the gorgeous outdoor entertaining area that includes a heated Gunite swimming pool. The estate will offer contemporary and functional indoor and outdoor living area's for family and friends to enjoy and create special memories. Don't miss the opportunity to provide your personal decorating touch to make this the home of your dreams.

### Appliances and Other Amenities:

First Floor Bedrooms: 1  
Heating: Gas\FHA  
Fireplaces: Contemporary Gas  
Floors: Wide Plank Oak  
Yard: Yes  
Parking: Off Street  
Foundation: Poured Concrete  
Lead Paint: Unknown  
Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch, Private Pool  
Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower



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