

1 Weetamo Road

\$9,595,000



Pocomo

 **Pepper Frazier**
REAL ESTATE

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Type: Single Family
 Rooms: 12
 Bed./Baths: 5/4
 Wtr Frontage: Harborfront

Water View: Harbour
 Other View: Pastoral
 Year Built: 2000
 Remodeled: N/A

Furnished: Un-Furnished
 2nd Dwelling: None
 Zoning: LUG3
 Lot Size (SF): 596772.00

Lot Size (A): 13.7000
 Plan: None
 Water: Well
 Sewer: Septic

Surrounded by nearly 14 acres in the exclusive Weetamo neighborhood, this gorgeous home was meticulously designed by Botticelli & Pohl to captivate the sweeping views over conservation land leading to both Polpis and Nantucket Harbor. This unique property offers privacy and features a well constructed 5 bedroom main house, infinity pool, cabana/garage, and expansive landscaping with gardens and bluestone patios. In addition, the property has deeded beach access and mooring rights across the street.

First Floor: The foyer opens to a formal living room with lovely details including coffered ceilings, gas fireplace, and built in custom cabinetry and shelves. Continue through into a large open floor plan with a dining table for 10, casual living area, and just beyond, an expansive chef's kitchen, all with exquisite views.

Second Floor: An expansive, custom staircase leads to the second floor landing, and to the left, the spacious and elegant master wing which includes a lovely sitting area with a cozy window seat with gorgeous views, and the bedroom with French doors leading to a huge private deck offering exquisite panoramic views of Nantucket Harbor and Sound to the West and Sankaty Light to the East.

Basement: Full, unfinished. Plenty of room for storage or adding an exercise room and/or wine cellar.

Appliances and Other Amenities:

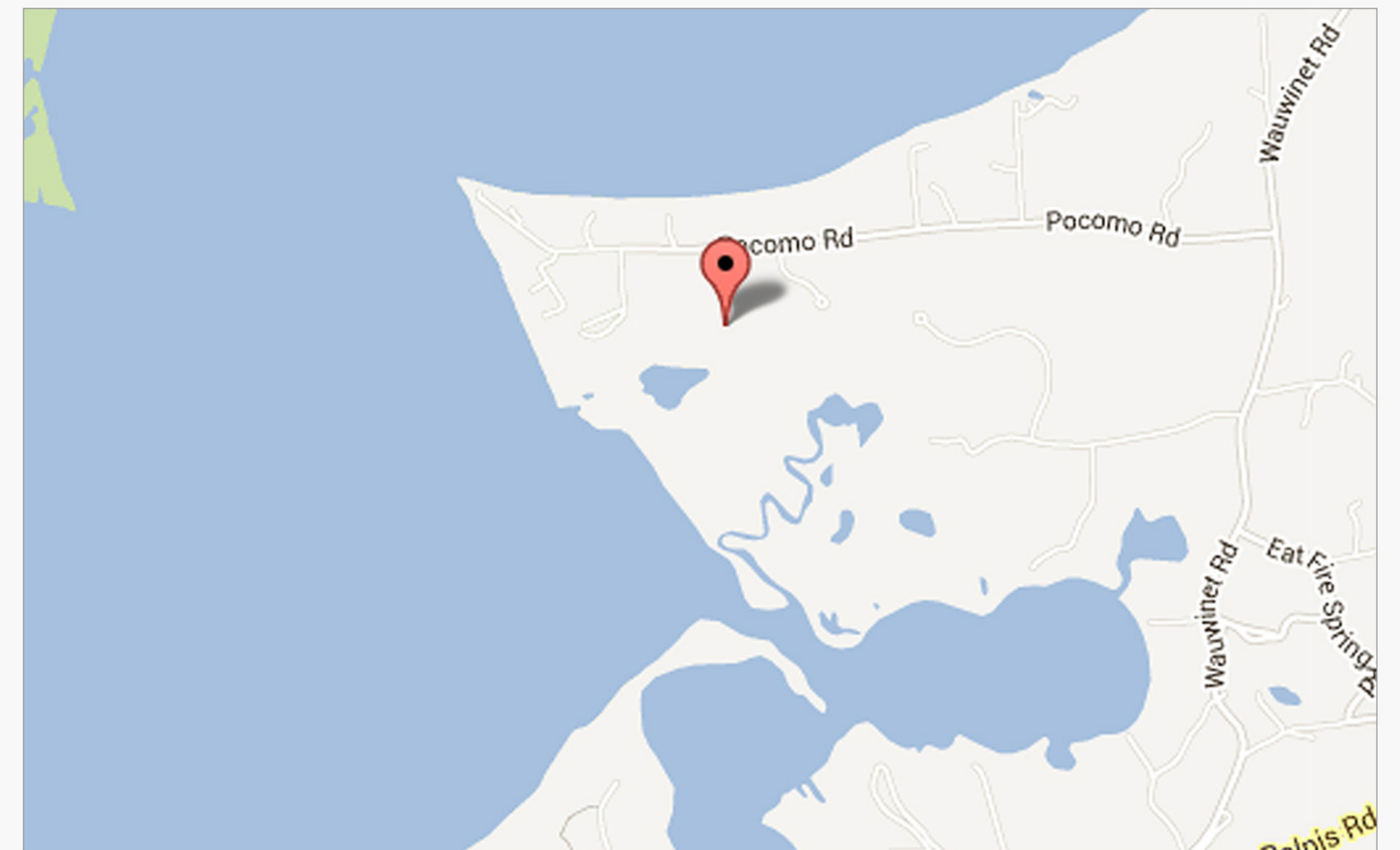
First Floor Bedrooms: 2
 Heating: GasFHA
 Fireplaces: Two Gas, One Woodburning
 Floors: Brazilian Cherry, Tile
 Yard: Expansive
 Parking: Expansive
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Spaces: Patio, Garden, Deck, Private Pool
 Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation

Taxes and Fees:

Assessment Year: 2017
 Building Assessment: \$4,893,300
 Land Assessment: \$2,066,700
 Total Assessment: \$6,960,000

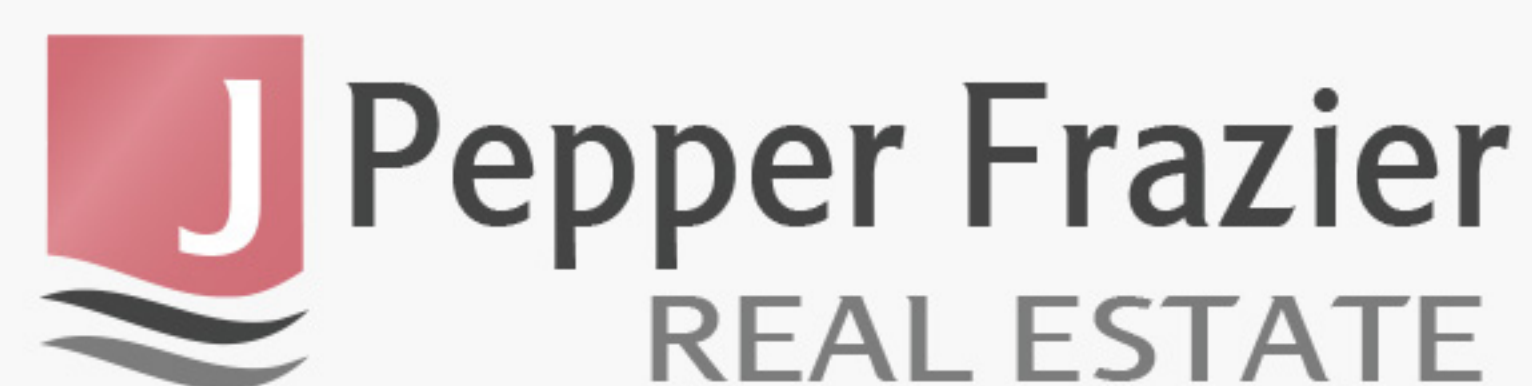
Easements:

See Deed , &, Weetamo HOA for restrictions.



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

**Virtually staged photos*



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