



Squam
\$8,595,000

 **Pepper Frazier**
REAL ESTATE





Squam

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Type: Single Family	Water View: Ocean	Furnished: Furnished	Lot Size (A): 0.92
Rooms: 15	Other View: Pond	2nd Dwelling: Existing	Plan: None
Bed./Baths: 6/6	Year Built: 2019	Zoning: LUG1	Water: Well
Wtr Frontage: None	Remodeled: N/A	Lot Size (SF): 40,075	Sewer: Septic

56 Squam is a stunning newly constructed contemporary beach compound with sweeping 1st floor water views over conservation land and Squam Pond to the Atlantic Ocean. Less than 50 yards from the property is grassy path to Squam Beach, one of most secluded and pristine beaches on the island. Directly behind and abutting the property is over 300 acres of unbuildable Nantucket Conservation Foundation land offering a unique and private setting. The chic and stylish estate was thoughtfully conceived and executed by the distinguished Nantucket design team, Cleans Lines Development and Elisa H. Allen Design and Development. The house, cottage, cabana, gunite pool and amazing outdoor living areas are situated on an elevated oversized lot with views of the Atlantic Ocean and Sankaty Lighthouse. The Main house has over 5500 sq. ft. of finished living space on 3 levels with 5 bedrooms, 5 full & 3 half baths, and a 1000 sq. ft. Guest cottage, on 2 levels with full kitchen, living room, powder room, a spacious bedroom and a full bath. Additionally there is a 200 sq. ft. cabana with a reclaimed mahogany ceiling, a 20' x 40' heated gunite pool with auto cover and surrounded by a large scale 2' x 5' bluestone patio. Diligent and creative thought went into designing an outdoor oasis framed by imported Pennsylvania field stonewalls, indigenous plantings and landscaping, several mahogany decks, including a covered front porch with ocean views. The spacious back deck with a contemporary custom designed cedar pergola is ideal for outdoor dining. Only the highest quality materials were used and craftsman employed to create this magnificent property. No expenses were spared with luxurious furnishing from the Nantucket Looms, exquisite lighting fixtures from the Nantucket Light Shop, top-of-the-line plumbing fixtures from the Nantucket Water Closet, gorgeous stone and tile from the Nantucket Tile Room and artwork from Nantucket photographer Lauren Marttila. A fully integrated Sonos sound system with speakers inside and out all controlled by phone, tablet or on one of panels throughout the house.

Appliances and Other Amenities:

First Floor Bedrooms: 2
Heating: GasFHA
Floors: Wide plank white oak w/custom brush finish. Tiled bath floors
Yard: Ample
Parking: Ample
Foundation: Poured Concrete
Lead Paint: No
Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch, Private Pool, Gym
Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees:

Assessment Year: 2011
Building Assessment: TBD
Land Assessment: TBD
Total Assessment: TBD

Easements:

See Certificate 20,402



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