



# 41a, 39, 37 Cliff Road

Cliff Compound Collection

 **Pepper Frazier**  
REAL ESTATE



**41A Cliff Road**







39 Cliff Road







37 Cliff Road





## 41a, 39, 37 Cliff Road

Cliff • \$25,000,000

Type: Single Family  
Rooms: 28  
Bed./Baths: 13/12 and 3 half  
Wtr Frontage: None

Water View: Harbor  
Other View: Sound  
Year Built: 2018  
Remodeled: N/A

Furnished: Un-Furnished  
2nd Dwelling: Yes  
Zoning: R1/SR1  
Lot Size (SF): 33976.00

Lot Size (A): 0.7800  
Plan: N/A  
Water: Town  
Sewer: Town

A rare assemblage of 3 separate abutting properties perched on a high elevation overlooking Nantucket Sound with stunning water views of the Jetties entrance to the Harbor, Lighthouses, and the barrier beaches of Coatue out over Brant Point. A highly sought out location close to both the amenities of Nantucket Town and prime North Shore beaches. A total of over 13,000 sq.ft. of living area: 13 Bedrooms, 12 full and 3 half Baths, two double and one single outdoor showers, 2 Gyms, 2 Home Theaters, a Studio Apartment, a 2-car Garage, and a custom shed for bikes and beach gear.

**41A CLIFF ROAD:** In 2018 this former Sea Cliff cottage was picked up and moved to a full finished foundation and completed renovated and expanded to more than triple its size on three levels with all brand new construction and state-of-the-art systems including Lutron lighting and auto-shades, Sonos sound, and geothermal heating.

**39 CLIFF ROAD:** A Botticelli & Pohl Architects designed 1997-built 4 Bedroom, 3.2 Bath 4,639 sf house on .19 expansive waterview acres with a full finished basement containing a Gym and a Home Theater. New kitchen in 2006, and the 4th bedroom and full finished basement with gym, home theater, and another half bath added in 2007.

**37 CLIFF ROAD:** A 1935-built 4 Bedroom, 3 Bath 2,528 sf house first expanded in 1991 and later renovated in 2013 located on .17 prime Cliff acres. The 2013 renovation added a new kitchen and all new baths, including the addition of a 4th bathroom.

### Appliances and Other Amenities:

First Floor Bedrooms: 3

Heating: GasFHA

Fireplaces: 2

Floors: Oak, fir, tile

Yard: Landscaped

Parking: Multiple

Foundation:

Lead Paint: Unknown

Recreation and Outdoor Spaces: Garden, Patio, Deck, Porch, Gym

Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

### Taxes and Fees:

Building Assessment: \$6,188,800

Land Assessment: \$10,087,200

Total Assessment: \$16,276,000

### Easements:

Exclusive use of a right of way over the northwest corner of 35 Cliff Road



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