



41A, 39, 37 Cliff Road

Cliff Compound Collection

 **Pepper Frazier**
REAL ESTATE







39 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
Lot Size (SF): 33976.00

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

CLIFF COMPOUND COLLECTION: 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, the 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 to 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 foundation and completely renovated and expanded to over 5,400 sf with 3 levels on .42 acres with all new construction and state-of-the-art systems including Lutron lighting, Sonos sound, and geothermal heating. A high-end collaboration between Botticelli & Pohl Architects, Altest custom building, and Callahan Interiors from Chicago.

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, Geothermal
Fireplaces: 2
Floors: Oak, fir, tile
Yard: Landscaped
Parking: Multiple
Lead Paint: Unknown
Foundation: Block and poured concrete
Recreation and Outdoor spaces: Garden, Patio, Deck, Gym (2), Home Theatre (2)
Amenities: Alarm, Central A/C, Irrigation, Outdoor Shower, Sonos, Lutron Lighting, Auto Shades

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.