

Price: \$6,950,000 Address: 200 Polpis Road Area: Polpis Owner: 200 Polpis Road LLC

Type: Single Family Status: Available
 Map/Parcel: 26/36 and 37 Lot #: 1
 Zoning: LUG3 Lot Size (SF): 326,700
 Deed: 984/242 Lot Size (A): 7.5000
 Wtr Frontage: None Plan: 46
 Water View: Distant Harbor Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 2007 Rooms: 11
 Remodeled: Beds/Baths: 5/6.5
 Furnished: Un-Furnished
 Second Dwelling: None



A wonderfully private, secluded property in Polpis overlooking over a hundred acres of conservation land to Nantucket Harbor, Coatue and beyond. New, beautifully designed five bedroom/6.5 bath home of the finest quality construction, hardware, finishes and appliances. Only an eight minute drive to town, this unique property comes with two boat moorings and is close to harbor beaches. Room for expansion and garage. Beautiful infinity pool overlooking conservation

Basement: Large family room with entertainment area, full bar and fireplace, spa area, bedroom and bath, and utility room. There is ample space for exercise equipment.

1st Floor: Enter into the foyer with a spacious family room ahead featuring a fireplace and French doors leading to the circular porch overlooking conservation land. On the left is a library with a fireplace and bath adjoining, as well as a bedroom with bath ensuite. To the right are two additional bedrooms, each with a private bath. A commanding staircase goes to the magnificent second floor.

2nd Floor: The vaulted living/dining room has grand proportions, a fireplace and French doors leading to a circular deck with expansive views over 100+ acres of conservation land and a pond to the harbor, Coatue and beyond. A lavatory is off the living room. The spacious kitchen has multiple high end appliances, granite counters, and a breakfast bar. Adjoining is the family room with a fireplace and multiple windows to capture the magnificent views. The master bedroom is to the right with access to a private deck facing Coatue, a very generous master bath, and an oversized walk-in closet.

Other Structures: No

Building Information

First Floor Bedrooms: 3
 Heating: Gas\FHA
 Fireplaces: Four
 Floors: Wood
 Yard: Yes
 Parking: Yes
 Foundation: Concrete Panel
 Lead Paint: No
 Recreation and Outdoor: None
 Spaces:

Appliances and Other Amenities

Stove: 48" Wolfe
 Refrigerator: Sub Zero - side by side
 Dishwasher: Bosch
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: None

Taxes and Fees

Assessment Year: 2010
 Building Assessment: \$4,651,900
 Land Assessment: \$1,218,300
 Total Assessment: \$5,870,200
 Estimated Taxes: \$14,002

Condo Fees: \$0
 Condo Fees Include: 0

Easements

Limited to five bedroom septic by Conservation Commission. Taxes may be adjusted for new construction.

Other Comments

None