

Price: \$4,750,000 Address: 34 Pocomo Road Area: Pocomo Owner: Maienza-Wilson

Type: Single Family Status: Available
 Map/Parcel: 14/278 Lot #: 10
 Zoning: LUG3 Lot Size (SF): 126,324
 Deed: 22154 Lot Size (A): 2.9000
 Wtr Frontage: None Plan: -
 Water View: Harbor Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1983 Rooms: 15
 Remodeled: 2007 Beds/Baths: 7/5.5
 Furnished: Un-Furnished
 Second Dwelling: Existing



Fabulous compound in Pocomo on three acres with four bedroom main house, large two bedroom guest house, separate two car garage with studio apartment above, pool and beautiful gardens. All three buildings are perfectly sited on the property affording total privacy. Absolutely no expense spared on the materials and quality of this wonderful estate property.

Basement: Second family room/theater with mahogany raised paneling and duplicate custom audio/video installation; two bedrooms with exterior doors that open onto grade level gardens; bath with tub/shower.

1st Floor: Entry foyer; dramatic cathedraled living room with fireplace; central dining room with French doors opening onto large deck; beautiful custom kitchen with Wolfe 2 oven gas range, SubZero, Miele dishwasher, etc., opens onto large family/media room with state of the art custom audio/video installations and surround sound. Family room opens onto covered porch; laundry room w/Miele appliances; cathedraled first floor master, opens onto large elevated deck, bath with soaking tub and separate shower.

2nd Floor: Large, second floor master with private deck with views of Nantucket Harbor, bath with double vanities, large shower; den/sitting area with easy access staircase to roof walk with magnificent harbor views.

Second Dwelling: Guest House: Large two bedroom, two story house with full kitchen, fireplace, covered porch and second floor deck overlooking pool. Same quality finish as the main dwelling. Studio Apartment/Garage: Deep, two car garage with large studio apartment above. Full bath and kitchenette.

Building Information

First Floor Bedrooms: 1
 Heating: Gas\FHA
 Fireplaces: Two
 Floors: Antique Oak
 Yard: Yes
 Parking: Yes
 Foundation: Poured Concrete
 Lead Paint: No
 Recreation and Outdoor Spaces: None

Appliances and Other Amenities

Stove: Wolfe
 Refrigerator: SubZero
 Dishwasher: Miele
 Washer: Miele
 Dryer: Miele
 Tv Service: Cable
 Amenities: None

Taxes and Fees

Assessment Year: 2010
 Building Assessment: \$1,777,000
 Land Assessment: \$1,595,700
 Total Assessment: \$3,372,700
 Estimated Taxes: \$10,152

Condo Fees: \$0
 Condo Fees Include: 0

Easements

None known.

Other Comments

None