



**Sotheby's**  
INTERNATIONAL REALTY

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Maury People Sotheby's Intl Realty

**Price: \$3,995,000 Address: 8 Deacons Way**

**Area: Cliff**

**Owner: McCaffrey**

Type: Single Family      Status: Available  
Map/Parcel: 40/84      Lot #: 31  
Zoning: LUG2      Lot Size (SF): 80,100  
Deed: C0020042      Lot Size (A): 2.0000  
Wtr Frontage: None      Plan: PL 9070-D  
Water View: Sound      Water: Town  
Other View: Residential      Sewer: Septic  
Year Built: 1997      Rooms: 11  
Remodeled:      Beds/Baths: 5/4+  
Furnished: Un-Furnished  
Second Dwelling: Existing



www.linknantucket.com

This wonderful home sits on 2 acres in the very desirable Deacons Way area of the Cliff. Just moments from the beach, easy access to the bike path, views of Nantucket Sound and the sunset. This property features private pool, garage with studio, a total of 5 bedroom suites and all amenities available.

**Basement:** Large open unfinished basement with high ceilings

**1st Floor:** Covered porch leads into foyer area, flows to large open living room that includes fireplace, wet bar and access to yard. There are 3 bedroom suites on this floor each with private exterior access. Hall with half bath, laundry room, and mudroom area that has side entry, and French doors to rear lawn leading to pool. Rear staircase leads to second floor kitchen area.

**2nd Floor:** Landing, half bath, large open living room with vaulted ceilings, fireplace, and French doors to deck with Nantucket Sound views. Master suite with large walk-in closet, master bath and access to deck with views. Off the main living area is dining room with access to deck, large eat-in kitchen with Viking and Subzero appliances.

**3rd Floor:** Access to roofwalk with sweeping views of Nantucket Sound

**Other Structures:** Garage, Studio with full bath and wet bar.

Building Information

First Floor Bedrooms: 3  
Heating: Gas\FHA  
Fireplaces: Two  
Floors: Wood/Tile  
Yard: Large  
Parking: Yes  
Foundation: Poured  
Lead Paint: Unknown

Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch, Private Pool

Appliances and Other Amenities

Stove: Viking  
Refrigerator: Subzero  
Dishwasher: Yes  
Washer: Yes  
Dryer: Yes  
Tv Service: Cable  
Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2010  
Building Assessment: \$1,958,000  
Land Assessment: \$2,431,700  
Total Assessment: \$4,389,700  
Estimated Taxes: \$13,212

Condo Fees: \$0  
Condo Fees Include:

Easements

None known.

Other Comments

None