

# 39 Tennessee Avenue

\$5,650,000



**BROKER ASSOCIATE**  
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<b>Property Type</b>	Single Family
<b>Total Rooms</b>	12
<b>Total Beds</b>	6
<b>Total Baths</b>	7 full, 1 half
<b>Water frontage</b>	None
<b>Water views</b>	Harbor
<b>2nd Dwelling</b>	Existing
<b>Zoning</b>	V-R
<b>Lot Size</b>	0.67 acres
<b>Total GLA</b>	4,283 sq. feet
<b>Year Built</b>	2013
<b>Water/Sewer</b>	Town / Septic
<b>2017 Assess.</b>	\$2,667,700
<b>Land Assess.</b>	\$808,500
<b>Building Assess.</b>	\$1,859,200
<b>Est. Taxes:</b>	\$9,016

## Parcel/Property Information

<b>Map</b>	594
<b>Parcel</b>	365
<b>Plan</b>	LC 3092-116
<b>Deed Ref.</b>	138208-2012
<b>Lot #</b>	886
<b>Sub Area</b>	—
<b>Other Views</b>	Sound

Escape to Madaket at this spectacular property complete with sweeping creek and ocean views, a beautifully landscaped and spacious yard and a private dock. Impeccably built in 2013 by Cheney Brothers, this remarkable home is the ultimate Nantucket family getaway. The house features six en suite bedrooms, three floors of living and big decks to enjoy both indoor and outdoor living, and superbly located just moments from the water. The property also offers a studio/garage which is ideal for entertaining and again, effortlessly flows to outdoor spaces. By right of easement, this property enjoys just under an acre of land with plenty of room for lawn games and lounging on idyllic summer days. Enjoy mornings on the water from your own private dock and evenings by the fire pit with s'mores while taking in Nantucket's unforgettable sunsets. This is a unique Nantucket experience that is not easy to replicate.

**First Floor:** The entry immediately showcases the quality of the construction, while giving you a feeling of open space and comfort. As you open the front door, you see through to the expansive, bright and airy living space, a room that personifies style and coziness while still feeling luxurious. Off the state of the art kitchen, which acts as the heart of the house, sits a casual dining area and an open living area with generous natural light.

The great room seamlessly connects to the outdoor decks, patio and fire pit for quintessential Nantucket living. The private master bedroom sits on the first floor, with a big bath, fireplace and access to the back patio. To the left of the front door sits a large mudroom and laundry area which is the natural entry for family and friends.

**Second Floor:** The second floor living space has cathedral ceilings, abundant light, a wet bar and expansive sunset views. Off the living space, French doors open to the oversized second floor deck which provides views over Madaket harbor, back to Eel point and past Tuckernuck. Next to the living space sits three very private bedrooms and all have en suite bathrooms offering a great opportunity for guests or family members to disconnect and rest.

**Basement:** The finished lower level is perfect for kids and adults alike to escape for fun, games, or even restful relaxation. The living space is over 1000 square feet and has full-sized windows providing ample natural light. Off of the living space is a built-in bunkroom and an additional guest bedroom, both with en suite bathrooms.

**2nd Structure:** The second structure opens to the yard and fire-pit. It is fully finished inside with insulation, plaster and flooring. This space is perfectly situated for guest overflow.

## Dwelling

**Primary Dwelling** Rooms 12 Bdrm 6 Baths 7.5 GLA 4283 sq ft

## Property Information

<b>Furnished</b>	Un-Furnished
<b>First Floor Beds</b>	1
<b>Second Floor Beds</b>	3
<b>Basement</b>	Finished, 2 Beds
<b>Fireplaces</b>	Yes
<b>Floors</b>	Oak
<b>Heat</b>	Gas\FHA
<b>Outdoor/Recreation</b>	Fire-Pit, Garden, Patio, Deck
<b>Features</b>	Alarm, Central A/C, Insulation, Irrigation, Outdoor Showers,

<b>Foundation</b>	Poured
<b>Yard</b>	Large Yard
<b>Parking</b>	Yes
<b>Lead Paint</b>	No
<b>Other Structures</b>	Finished
<b>Stove</b>	Bertazzoni
<b>Refrigerator</b>	Sub-Zero
<b>Dishwasher</b>	Bosch
<b>Washer/Dryer</b>	Whirlpool
<b>TV Service</b>	Cable

**Easements** 39 Tennessee has the benefit of a 12,000 sq ft exclusive use easement