



Dionis - 222 Eel Point Road  
 ID: 82716 Owner: Reiland

\$ 12,995,000  
 Available



<b>Property Type:</b> Single Family	<b>Lot Size:</b> 4.84 acres
<b>Total Rooms:</b> 14	<b>Total GLA:</b> 9,315 sq. feet
<b>Total Beds:</b> 8	<b>Year Built:</b> 2016
<b>Total Baths:</b> 7 full, 2 half	<b>Water / Sewer:</b> Well / Septic
<b>Water Frontage:</b> None	<b>2016 Assess:</b> \$ 7,836,500
<b>Water Views:</b> Harbor	<b>Land Assess:</b> \$ 3,632,900
<b>Sec. Dwelling:</b> Existing	<b>Build Assess:</b> \$ 4,203,600
<b>Zoning:</b> LUG2	<b>Est. Taxes:</b> \$ 27,352

When one is ready to detach from the frenetic pace of city life or recharge after a long day, the peaceful beauty of 222 Eel Point Road is waiting. From the immense views of Madaket Harbor and the surrounding 270+ acres of conservation land, to the coordinated design elements and masterful build, this property is exceptional in every way. The home's clean lines, natural finishes and open spaces seamlessly connect its inviting interiors to the big sky beauty of 4.84 acres in Nantucket's beautiful, yet understated, West End. Powered by solar and geothermal innovation and complimented by a relaxing, sculptural aesthetic, the home soothes the senses by way of must-have amenities and outstanding design. Few properties can offer the balance of togetherness and quiet space like this contemporary 10-room home, studio and guesthouse with gracious outdoor living areas and infinity-edge pool. The setting affords a front row seat to Nantucket's famous sunsets and with water access immediately across the way, it caters to both boaters and beachgoers alike. Designed by Andrew Kotchen of Workshop / APD and superbly executed by Reid Builders, this property is above and beyond your average high-end estate.

<b>Primary Dwelling:</b>	Total Rooms: 11	Bedrooms: 6	Bathrooms: 5 full, 2 half	GLA: 8,163 sq. feet
<b>Secondary Dwelling:</b>	Total Rooms: 3	Bedrooms: 2	Bathrooms: 2	GLA: 1,152 sq. feet

**Description:** Integral to the seamless indoor/outdoor design of the property, is a fabulous guest house which functions as both a unique entertaining area and accommodations for family and guests. A Nano door, which spans the full width of the living area, opens to the fire pit and infinity edge pool with mahogany and stone surround. Two ensuite bedrooms and a central, open kitchen & living area make this the ultimate spot for summer enjoyment.

### Building Information

<b>Furnished:</b>	Furnished	<b>Foundation:</b>	Poured	<b>Stove:</b>	Capital, 6-Burner
<b>First Floor Beds:</b>	4	<b>Yard:</b>	Fabulously large front and back yards	<b>Refrigerator:</b>	Subzero
<b>Fireplaces:</b>	2	<b>Parking:</b>	Ample	<b>Dishwasher:</b>	Miele
<b>Floors:</b>	White Oak	<b>Lead Paint:</b>	No	<b>Washer/Dryer:</b>	Whirlpool / Whirlpool
<b>Heat:</b>	Gas\FHA	<b>Other Structures:</b>	Garage	<b>TV Service:</b>	Cable

**Outdoor/Recreation:** Deck, Patio, Porch, Private Pool, Hot Tub  
**Features:** Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower



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## Parcel/Property Information

**Map:** 38   **Parcel:** 36.1   **Plan:** 16956-J   **Deed Ref:** C25379   **Lot #:** 21   **Sub Area:**   **Other Views:** Ocean

**Easements:** See Deed.