

57 Washington Street

\$3,995,000

Property Type	Single Family
Total Rooms	8
Total Beds	4
Total Baths	4 full, 1 half
Water frontage	None
Water views	Harbor
2nd Dwelling	Existing
Zoning	ROH/SOH
Lot Size	0.12 acres
Total GLA	2,562 sq. feet
Year Built (Reno)	1750 (2016)
Water/Sewer	Town / Town
2016 Assess.	TBD
Land Assess.	TBD
Building Assess.	TBD
Est. Taxes:	TBD

Parcel/Property Information

Map	42.2.3
Parcel	37 (Portion)
Plan	PLFL 45-B
Deed Ref.	01444/0266
Lot #	1 (Portion)
Sub Area	—
Other Views	Town

Overlooking Nantucket's picturesque harbor, this property has been masterfully redeveloped with a three-bedroom main house and one-bedroom cottage, boasting harbor views from nearly every room. The main house echoes historic charm, yet with the flawless execution of today's most desirable living and design features. The cottage and exterior living spaces are an extension of the indoors, offering several gathering places to enjoy the fire pit, overflowing infinity-edge spa and unparalleled harbor views. Thoughtfully designed and meticulously renovated, this rare in-Town property was developed by Wesquo Capital Partners, designed by Botticelli and Pohl and fully renovated by Cottage + Castle.

First Floor: The spacious front porch overlooks the Nantucket Land bank-owned park and beach to the Harbor beyond. The first floor features an open floor plan with an inviting living, dining, and kitchen area with central fireplace, rough cut reclaimed floors, and breathtaking harbor views from every angle. The dining area boasts a commodious built-in banquet, the perfect space to entertain guests or surround yourself with family. The kitchen area features a spacious center island, top end appliances and unobstructed harbor views. A private first floor bedroom suite is accented by a vaulted ceiling and reclaimed antique Nantucket

floors, and features a ensuite bath with marble tiles and vanities, and a glass shower enclosure. The large rear mudroom/laundry area is framed by hand-crafted bespoke glass and steel doors, and includes custom locker-style cabinetry and marble counter tops.

Second Floor: The antique stairs with gorgeous reclaimed wood are a visual accent piece to both the first and second floors. The second floor landing offers a direct line of site to the iconic clock of Nantucket's Unitarian church and includes a comfortable central sitting area, ideal for reading or rainy day movie-watching. A front bedroom suite is accessed via a hallway of bespoke glass and steel and enjoys amazing views of Nantucket Harbor. The private master bedroom suite has stunning and unobstructed views of Nantucket Harbor, a beautiful bathroom with dual vanity, glass shower and marble floors, as well as a large walk-in and custom closet.

Secondary Dwelling: The beautiful and modern secondary dwelling overlooks the superbly-designed courtyard and yard to Nantucket Harbor views beyond. The covered porch offers generous space for outdoor dining and entertaining. French doors lead into a vaulted open studio with bedroom loft, full kitchen featuring Italian appliances, and full bath.

Dwelling

Primary Dwelling	Rooms 7	Bdrm 3	Baths 3 Full, 1 half	GLA 2,202 sq ft
Secondary Dwelling	Rooms 1	Bdrm 1	Baths 1 Full	GLA 360 sq ft

Property Information

Furnished	Un-Furnished
First Floor Beds	1
Second Floor Beds	2
Fireplaces	One, wood-burning
Floors	3/4 Inch Cerused Oak Floors
Heat	Gas/FHA
Outdoor/Recreation	Deck, Patio, Porch, Infinity Edge Spa
Features	Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower
Foundation	Poured

Yard	Yes; unique details in the hardscaping & landscaping
Parking	Yes
Lead Paint	Unknown
Other Structures	Existing
Stove	Wolf
Refrigerator	SubZero
Dishwasher	KitchenAid
Washer/Dryer	Whirlpool Duet/Whirlpool Duet
TV Service	Cable

Easements See Deed. Driveway easement in favor of 59 Washington Street. Assessment and Taxes TBD.