



Price: \$3,995,000 **Address: 57 Washington Street** Area: Town **Owner: Wesquo Property B**

Type: Single Family Status: Available

Map/Parcel: 42.2.3/37 Lot #: 1 (portion)

(Portion)

Zoning: ROH/SOH Lot Size (SF): 5,391

Deed: 01444/0266 Lot Size (A): 0.1237

Wtr Frontage: None GLA: 2,562

Water View: Harbor Water: Town

Sewer: Town Other View: Town

Year Built: 1750 Rooms: 8

Beds/Baths: 4/4.5 Remodeled: 2016

Furnished: Un-Furnished Second Dwelling: Existing



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 & Pohl and fully renovated by Cottage + Castle.

Basement: None

1st 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.

2nd 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

Other Structures: There is a lot to be said about the beautiful exterior spaces on this property. From the beautiful outdoor courtyard and yard, one can enjoy the views of the harbor or easily access the Nantucket Land Bank beach to the harbor. A gracious outdoor dining area and fire pit creates a gathering space for family and friends on cool summer evenings, while the infinity edge spa adds tranguil sounds and a comforting place to relax.

Second 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.

Building Information

First Floor Bedrooms: 1

Heating: Gas\FHA Fireplaces: One, Gas

Floors: Cerused Oak, 3/4 inch

Yard: Yes; unique details in the hardscaping &

landscaping

Parking: Yes Foundation: Poured

Lead Paint: Unknown Recreation and Outdoor Deck, Patio, Porch, Hot Tub

Spaces:

Appliances and Other Amenities

Stove: Wolf; Bertazzoni Refrigerator. SubZero

Dishwasher: KitchenAid; Fisher & Paykel

Washer: Whirlpool Duet Dryer: Whirlpool Duet

Tv Service: Cable

Amenitites: Alarm, Central A/C, Disposal, Insulation,

Irrigation, Outdoor Shower

Easements

Taxes and Fees



Brian Sullivan 508-414-1878

Assessment Year: 2016
Building Assessment: \$2,111,400
Land Assessment: \$1,654,900
Total Assessment: \$3,766,300
Estimated Taxes: \$12,655

Condo Fees: Condo Fees Include: See Deed. Driveway easement in favor of 59 Washington Street. Assessment and Taxes TBD.

Other Comments

None