

4 Wingspread Lane

\$13,500,000

LISTING AGENT

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This absolutely stunning property is situated on over 3.5 acres and was developed with design by Botticelli and Pohl, construction by J Brown Builders, interior by Kathleen Hay Designs, and both hardscape and landscape by Ernst Land Design; a team considered best in class on Nantucket. Harbor and Town views complete with phenomenal sunsets demand your attention from this commanding private location in Shawkemo. The 5 Bedroom Main House includes top end finishes throughout, a spectacular master suite, and a lower level complete with an exceptional theater, custom wine cellar, gym, and spa. The property continues outside areas for dining, a pool and spa, a private tennis court, play areas and an expansive yard. The thoughtfulness of scale, design, layout, attention to every detail are not to be missed and should not be overlooked in this magnificent Nantucket offering.

First Floor: The gracious entry leads to a spacious livingroom, coffered ceilings, a fireplace, and French doors that lead to a deck and large lawn to the west. A long hall then leads to a formal dining room with fireplace, which connects to the heart of the home in the kitchen, with a sitting area complete with a gas fireplace, a dining area seating 8 plus, and French doors to another outdoor deck which also includes gas fireplace. The large kitchen has every amenity; Sub-Zero side by side refrigerators, multiple dishwashers, dual fuel 60 inch Wolf oven, beautiful marble countertops and more. From the kitchen, you re-enter the main hall and visit a private study with fireplace and French doors to the outdoor living areas. Off the hall is family mudroom entrance, half bath, and laundry room.

Second Floor: The landing leads to two well appointed bedrooms both with views Nantucket Harbor and lighthouses. The bedrooms have full baths, large walk-in closets and vaulted ceilings. Continue to the second floor living room with fireplace, vaulted ceiling, and tremendous views back to Town and due West, and access to a large bedroom. The spacious master suite is gorgeous and accessed from the second floor living area down hall complete with large bath, dual vanity, soaking tub, and marble steam shower. Back to the hall there are two large walk-in closets, and the private master suite is finished with a beautiful sitting area, wood burning fireplace, and French doors to the deck.

Third Floor: Roof walk with amazing 360 degree views of Nantucket, including all 3 lighthouses.

Basement: This lower level is incredible, offering high ceilings and large rooms which add to the comfort of these remarkable spaces and make for enjoyable entertaining areas. Complete with a large family room and wetbar, hall to wine cellar, a beautifully constructed theater where the craftsman replicated some of Nantucket's most historic structures, large gym, full bath with shower, steam room, and massage room

Other Struct: The Pool House has a half bath and separate changing rooms. Also on the property is a large two car garage/studio and the second floor has living, dining, and wetbar areas, finished by a bedroom and full bath. Tennis cabana and shed complete this extensive and luxurious estate.

Property Type	Single Family
Total Rooms	21
Total Beds	6
Total Baths	7 full, 4 Half
Water frontage	None
Water views	Harbor
2nd Dwelling	Existing
Zoning	LUG3
Lot Size	3.63 acres
Total GLA	9,122 sq. feet
Year Built	2005
Water/Sewer	Well / Septic
2016 Assess.	\$11,044,300
Land Assess.	\$3,305,800
Building Assess.	\$7,738,500
Est. Taxes:	\$37,000

Dwelling

Primary Dwelling Rooms 18 Bdrm 5 Baths 6 Full, 4 half GLA 8,386 sq. feet

Property Information

Furnished	Un-Furnished
First Floor Beds	2
Second Floor Beds	3
Fireplaces	6
Floors	Oak & Tile
Heat	Gas\FHA
Outdoor/Recreation	Deck, Garden,Patio, Porch, Private Pool Gym, Private Tennis Court, Hot Tub
Features	Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Foundation	Poured
Yard	Expansive Yard
Parking	Yes
Lead Paint	No
Other Structures	Garage
Stove	Wolf Double Oven, 10 Burner
Refrigerator	Sub Zero
Dishwasher	Two plus Miele
Washer/Dryer	Yes/Yes
TV Service	Satellite

Parcel/Property Information

Map	27
Parcel	17.1
Plan	13364-Q
Deed Ref.	22890
Lot #	84
Sub Area	—
Other Views	Sound

Easements: 9 Bedroom Septic - Property is located in Zone B, Nantucket Harbor -shed District. See registry document 66191 - Wingspread Portective Covenants