

Price: \$1,395,000 Address: 11 Wigwam Road Area: Madequecham Owner: Shepherd

Type: Single Family Status: Available
 Map/Parcel: 77/56 Lot #: 818
 Zoning: LUG3 Lot Size (SF): 50,530
 Deed: 0 Lot Size (A): 1.1600
 Frontage: None Plan:
 Water View: Distant Ocean Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1997 Rooms: 5
 Remodeled: 0 Beds/Baths: 2/2.5
 Furnished: Un-Furnished
 Second Dwelling: Potential



Nantucket Colonial on over an acre of land with distant ocean views. Inviting second level open living complete with kitchen, dining and living areas. Hardwood floors, lots of natural light and built ins. French doors to generous deck, listen to the surf and watch the sun set. Two bedrooms on the first floor both with bathrooms ensuite. Tiled foyer with sitting area and large unfinished basement with laundry and storage. Lower deck with rinsing shower leading to bluestone patio. Sprawling large level yard for outdoor entertaining and fun. Privacy, mature plantings of hydrangea, shell driveway and plenty of room for expansion, second dwelling or pool. All within a short distance to one of Nantucket's most pristine beaches.

Basement: Unfinished. Laundry/ Storage area. Bulkhead.

1st Floor: Tiled foyer with sitting area, Master bedroom with french doors to lower deck and patio. Master bathroom ensuite with tub/shower tumbled marble tile with radiant heat, wainscoting and pedestal sink. Guest bedroom with ensuite, shower.

2nd Floor: Open floor plan with living, dining areas and kitchen. Living room includes french doors to second-floor deck. Powder room. Hardwood floors throughout.

3rd Floor: Attic - Storage

Building Information

First Floor Bedrooms: 2
Heating: Oil\FHW
Fireplaces: None
Floors: hardwood, tile
Yard: Large Front & Back Yard
Parking: Shell Driveway
Foundation: Poured
Lead Paint: No
Recreation and Outdoor Spaces: None

Appliances and Other Amenities

Stove: Electric
Refrigerator: Yes
Dishwasher: Bosh
Washer: Maytag
Dryer: Maytag
Tv Service: Satellite
Amenities: None

Taxes and Fees

Assessment Year: 2009
Building Assessment: \$333,300
Land Assessment: \$1,382,500
Total Assessment: \$1,715,800
Estimated Taxes: \$4,872

Condo Fees: \$0
Condo Fees Include:

Listing Firm: Cooper Shepherd Associates

Easements

Building Envelope see deed

Other Comments

5 Bedroom Septic System New Cedar Shingle Roof Owner is licensed MA Real Estate Broker

