

COOPER SHEPHERD & ASSOCIATES
REAL ESTATE

NANTUCKET ISLAND



5 WIGWAM ROAD

\$1,750,000

LISTING AGENT - Susan Shepherd

susan@nantucket.net

508-221-1433

44 CENTRE STREET NANTUCKET, MA 02554
508-228-5668 www.coopershepherd.com

Price: \$1,750,000 Address: 5 Wigwam Road

Area: Madequecham

Owner: Maki

Type: Single Family Status: Available
Map/Parcel: 77/5/3 Lot #: 815
Zoning: LUG3 Lot Size (SF): 50,530
Deed: C0017/384 Lot Size (A): 1.1600
Frontage: None Plan: 0
Water View: Distant Ocean Water: Well
Other View: Pastoral Sewer: Septic
Year Built: 1983 Rooms: 6
Remodeled: 2007 Beds/Baths: 4/2.5
Furnished: Un-Furnished
Second Dwelling: Potential



Far away from it all, surrounded by hundreds of acres of Conservation Land this newly renovated upside down home sits on over an acre of land with unobstructed ocean views. On a private road with access to one of Nantucket's most pristine beaches this 4 bedroom beach house awaits your finishing touches. Remaining ground cover allows for expansion, a second dwelling or garage.

Basement: full, unfinished

1st Floor: Covered porch and front door leads to four bedrooms, two full baths, laundry room, and side door entry with stairs leading to second floor.

2nd Floor: Great room, Kitchen, Dining and Living areas and powder room. Cathedral ceilings and sweeping ocean views.

Building Information

First Floor Bedrooms: 4
Heating: Oil\FHW
Fireplaces: no
Floors: hardwood
Yard: yes
Parking: yes, off street
Foundation: Poured
Lead Paint: No
Recreation and Outdoor Deck, Porch
Spaces:

Appliances and Other Amenities

Stove: yes
Refrigerator: yes
Dishwasher: yes
Washer: yes
Dryer: yes
Tv Service: Satellite
Amenities: Insulation

Taxes and Fees

Assessment Year: 2008
Building Assessment: \$315,400
Land Assessment: \$760,500
Total Assessment: \$1,075,900
Estimated Taxes: \$2950.82

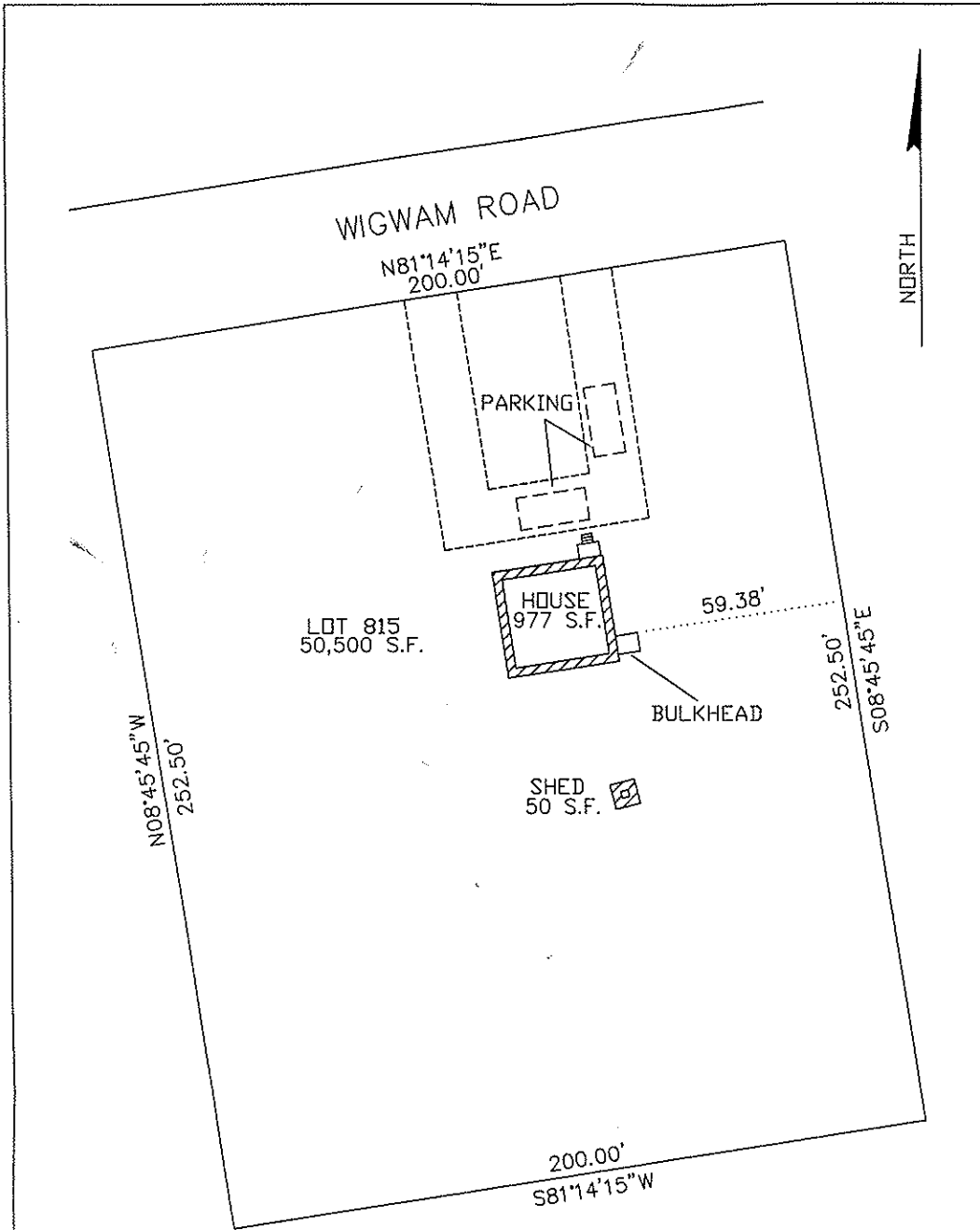
Easements

Building Envelope

Other Comments

Homeowners Association and building envelope with protected views





ZONING: LUG-3
 MINIMUM LOT SIZE: 120,000 S.F.
 MINIMUM FRONTAGE: 200 FT
 FRONT YARD SETBACK: 35 FT
 REAR & SIDE SETBACK: 20 FT
 GROUND COVER RATIO: 3%

PLOT PLAN OF LAND IN
 NANTUCKET, MA

SCALE: 1" = 40'

DATE: FEBRUARY 13, 2007

JOHN J. SHUGRUE, INC.
 57 OLD SOUTH ROAD
 NANTUCKET, MA 02554

FOR: RAYMOND MAKI

THE STRUCTURES
 ARE LOCATED AS SHOWN

John J. Shugrue
 JOHN J. SHUGRUE PLS
 DATE: FEBRUARY 13, 2007

