

Atlantic East Nantucket Real Estate

Date **June 2011** Price **\$3,150,000**

Area **Tom Nevers** Address **13 Whitetail Circle**

Map/Parcel **71/29** Zoning **LUG3**

Legal Owner **Christopher L. Maury**

Rooms **15** BR **7** BA **7** 1/2 BA **2**

Outside Shower **Yes** Water **Well** Septic **7 bedroom**

Year **1998/2001** Condition **Excellent** Lot Size **2.75 acres**

Deed **C.017/858** Plan **5004-56** Lot # **856**

Attic **Yes** Basement **Full**



Property Description:

MAIN HOUSE: First floor: Foyer with open staircase to second floor. Office/den with wood burning fireplace and cherry raised panel walls with built in library bookcases. French doors to outside yard and side covered porch. Two steps up in the foyer to the dining area and gourmet kitchen with granite counter tops, spacious breakfast bar and separate walk in pantry. Living room with built in cabinets, wood burning fireplace and wet bar with two sets of French doors leading to porch and outside deck and patio. Half bath with marble vanity. Sunroom with French doors leading to outside deck and brick patio. Master bedroom with walk in closet and bath with double sinks and separate shower and jetted tub. French doors from the bedroom lead to private porch and access to hot tub and brick patio. Side entrance through enclosed yard to mudroom with half bath and separate laundry room with additional sink. Stairs to second floor playroom /office with extra windows for natural light. One car garage. Outside shower. Lower Level: Exercise room with storage closet and radiant heat in basement floor. Underground garage and multiple rooms for storage. Second Floor: Open game room with wet bar overlooking living room and door to private deck. Pull down stairs to attic storage. Bedroom with bath (shower) and double closets. Bedroom with three closets and bath (shower), bedroom with built in dresser and bath (tub and shower). **COTTAGE:** Lower Level: Sitting room and separate bedroom with bath (tub and shower), laundry room. First Floor: Farmer wrap around covered porch. Enter to open floor plan with kitchen, dining area and living room. Bedroom with bath (tub and shower). Outside brick dining patio. Second Floor: Master Bedroom suite with bath (tub and shower) and door to private deck.

Deck/Porch/Patio	Deck/Patio	Yard	Landscaped	Garage	Two	Parking	8+	Views	Residential	Insulation	Yes
Storms/Screens	Yes	Heat	FHA	DHW	OFHA/Propane	UFFI	None	Foundation	Poured	Lead Paint	No
Floors	Tobacco Pine/Tile	Fireplace(s)	2	Appliances (G):	S Viking 6 burner/grill	O	Thermador	R	Sub Zero	DW	Miele
Washer /Dryer (E)	Maytag	CATV	Y	A/C	Central	Irrigation	Yes	Other	GE Microwave, Whirlpool Compactor, Scotsman icemakers, Hot Tub		
2011 Assessments:	Land	\$528,200	Buildings	\$2,189,800	Total	\$2,718,000	2011 Taxes	\$9,730.44			

Easements/Restriction/Covenants/Condominium: **Utility Easement, Homeowners Association.**

Comments: **Secluded country estate on 2.75 acres. This custom designed property features a four bedroom main residence complete with landscaped perennial gardens and extensive stonework. There is a separate three bedroom guest accommodation located away from the main house for added privacy. Both dwellings feature superior craftsmanship in construction with attention to detail. A must see property.**

Atlantic East Listing agent is: **Mary D. Malavase**

Information contained herein is believed to be reliable but is not guaranteed



AtlanticEast
NANTUCKET REAL ESTATE

508-228-7707

5 North Water Street
Nantucket, MA 02554
www.NantucketRealEstate.com



ZONING CLASSIFICATION LUG3

MIN. AREA: 120,000SF.
MIN. FRONTAGE: 200FT.
FRONT YARD S.B.: 35FT.
REAR & SIDE S.B.: 20FT.
GROUND COVER (%): 3%

EXISTING:
120,001±S.F.
SEE PLAN
SEE PLAN
SEE PLAN
2.95#%

ONLY ORIGINALLY STAMPED AND
ENDORSED COPIES OF THIS PLAN
SHALL BE ACKNOWLEDGED BY
THE CERTIFYING LAND SURVEYOR.



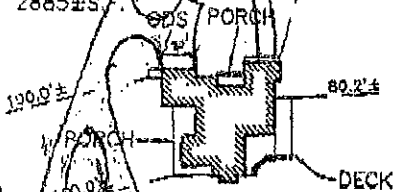
APPROVED FOR
NANTUCKET PLANNING BOARD BY:

[Signature]
DATE: 02-03-05

APPROVED FOR ACCESS ONLY
PURSUANT TO CHAPTER 189-7A(2)(g)
OF THE NANTUCKET CODE.

71-28
STEVEN & JUDITH
AVENUE

EXISTING
2 STY.
DWELLING
2865±S.F.



71-30
JOHN WELCH &
REBECCA LARRABEE

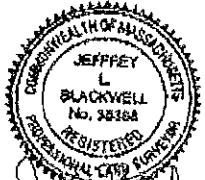
EXISTING
DRIVEWAY

EXISTING
2 STY.
COTTAGE
654±S.F.

ACCESS TO
BASEMENT
LEVEL



WHITE TAIL
CIRCLE



[Signature]

BUILDING
LOCATION PLAN
IN
NANTUCKET, MASS.

SCALE: 1" = 80' DATE: JULY 29, 2003

Owner: CHRISTOPHER L. MAURY

Deed/Cert.: C. 17,858. Plan: L.C. 2004-58 (SH.4)

Tax Map: 71-29. Locust: #13, WHITETAIL
CIRCLE

BLACKWELL & ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
Nantucket, Massachusetts 02554
(508) 228-9026

THIS PLOT PLAN WAS PREPARED FOR THE TOWN
OF NANTUCKET BUILDING DEPARTMENT ONLY AND
SHOULD NOT BE CONSIDERED A PROPERTY LINE
SURVEY. THIS PLAN SHOULD NOT BE USED TO
ESTABLISH PROPERTY LINES, FENCES, HEDGES OR
ANY ANCILLARY STRUCTURES ON THE PREMISES.
THE PROPERTY LINES SHOWN RELY ON CURRENT
DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO
TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.
OWNERS OF ADJOINING PROPERTIES ARE SHOWN
ACCORDING TO CURRENT ASSESSOR RECORDS.

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