



Price: \$15,995,000 Address: 16 Lincoln Avenue

Area: Cliff

Owner: Owner of Record

Type: Single Family Status: Available
Map/Parcel: 30/181 Lot #: 21
Zoning: R1/SR1 Lot Size (SF): 14,139
Deed: 1436/81 Lot Size (A): 0.3246
Wtr Frontage: None GLA: 7,140
Water View: Sound Water: Town
Other View: Harbor Sewer: Town
Year Built: 2015 Rooms: 10
Remodeled: Beds/Baths: 6/7+
Furnished: Partially Furnished
Second Dwelling: Potential



LINKNantucket.com

This stunning, recent construction, high-end finish compound is nestled in the heart of the sought-after Lincoln Circle neighborhood. The gambrel-roofed, expansive main house features water views from the 1st and 2nd floors, six bedrooms, six baths and two half baths over three full floors. There is a generous yard, with pool, hot tub and great entertainment space, along with a garage that includes a studio and bath above it. This property is 2 lots (ANR), and has room for another dwelling.

Basement: Spacious finished entertainment area with large, flat screen t.v., ping pong and pool tables, fussball; large bedroom with two built-in double bunk beds(4 beds total); bath(s); mechanical rooms; access through bulkhead to outdoors.

1st Floor: Entry with stairs up to 2nd floor; To right: powder room; guest master suite w/en suite bath (s). To left: Formal sitting room with pocket doors; Straight ahead: huge great room with tall, patterned, coffered ceilings, a large, open kitchen, dining area and informal seating space with fireplace, all overlooking the back yard, pool, and cabana. The great room opens, through three sets of French doors, onto a wrap-around porch, where there is more seating and a dining area; stairs to finished lower level; mud room with door to porch; laundry room (2 washers and 2 dryers); half bathroom.

2nd Floor: Northeast (front) corner: spacious bedroom with en suite bath (s) and water view; northwest (front) corner master bedroom, water view, with en suite bath(s) and walk-in closet; balcony/deck facing the water, accessed from hall; middle bedroom with en suite bath (t/s); west facing small deck off the hall; hall bath (s); back bedroom with balcony/deck overlooking the pool area.

3rd Floor: Small landing with wine cooler/bar area and access to roof walk.

Other Structures: Cabana with half bath, sink, refrigerator drawers and storage. Garage with Studio and bath (s) above.

Building Information

First Floor Bedrooms: 1
Heating: Other
Fireplaces: 1
Floors: Oak
Yard: Landscaped
Parking: Garage and Parking Space
Foundation: Poured Cement
Lead Paint: No
Recreation and Outdoor Deck, Garden, Patio, Porch, Private Pool,
Spaces: Hot Tub

Appliances and Other Amenities

Stove: Wolf
Refrigerator: Sub-Zero
Dishwasher: Bosch
Washer: GE (2)
Dryer: GE (2)
Tv Service: Cable
Amenities: Alarm, Central A/C, Disposal, Insulation,
Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2019
Building Assessment: \$6,925,600
Land Assessment: \$4,194,100
Total Assessment: \$11,119,700
Estimated Taxes: \$38,473

Condo Fees: \$0
Condo Fees Include:

Easements

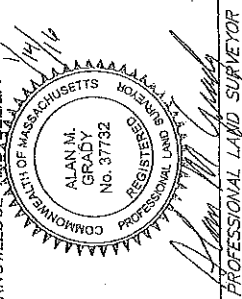
Nantucket Electric Company See Deed. This property could be two lots, ANR, one fronting on Lincoln Avenue and one on Capaum Road. There is enough additional ground coverage available for expansion or building another dwelling. See as-built. Planning Board conditions on cottage.

Other Comments

A must-see... This property is turnkey, close to town, and across the road from Steps Beach.

TO THE TOWN OF NANTUCKET:

"I CERTIFY THAT THE BUILDING AND IMPROVEMENTS SHOWN WERE LOCATED BY AN ACTUAL FIELD SURVEY AND THE DIMENSIONS SHOWN ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF."



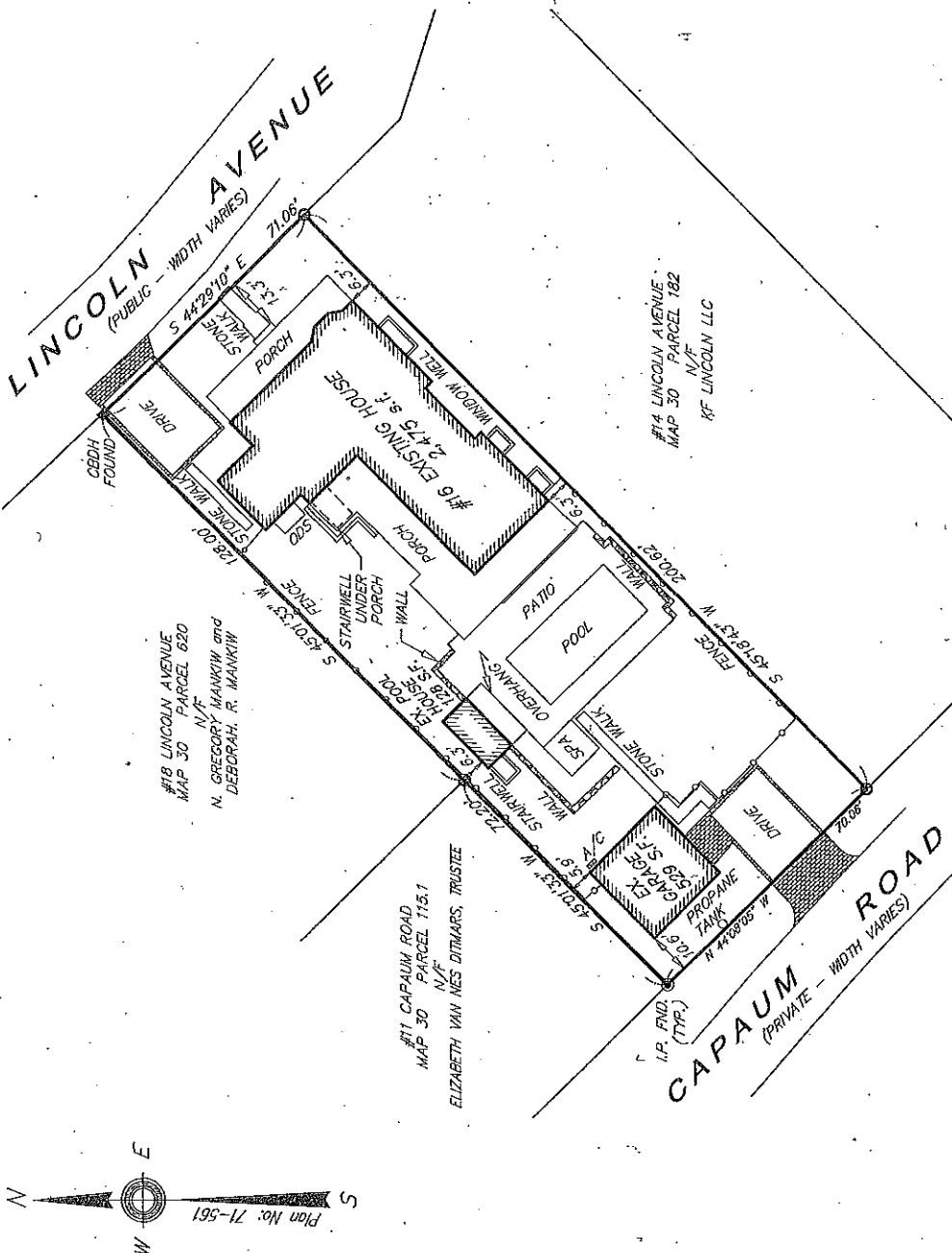
ALAN M. GRADY
No. 37732
REGISTERED PROFESSIONAL LAND SURVEYOR
COMMONWEALTH OF MASSACHUSETTS

NOTES:

- OWNER: JAMES & ANNE DENAUT
100 MEADOW WOOD DRIVE
GREENWICH, CT 06830
- DEED REF: Bk: 1436 Pg: 81
- PLAN REF: Bk: 22 Pg: 42
PLAN No. 2011-57
PLAN No. 2014-63
- LOCUS DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0088-G dated 06/09/14.

ZONE: R-1

	REQUIRED	EXISTING
LOT AREA:	5,000 s.f.	14,141± s.f.
FRONTAGE:	50'	71.06'
FRONT YARD:	10'	10.6'
SIDE YARD:	5'	5.9'
GROUND COVER:	30.0%	22.1%



FINAL AS-BUILT PLAN
IN NANTUCKET, MASSACHUSETTS

Prepared for:
JAMES DENAUT
ANNE DENAUT
#16 LINCOLN AVENUE
MAP 30 PARCEL 181



BRACKLEN ENGINEERING INC.
49 HERRING POND ROAD
BUZZARDS BAY, MA 02552
(tel) 508.853.0070
(fax) 508.853.2282
www.brackleneng.com

Date: JANUARY 13, 2016
Drawn: PCM
Checked: DFB/AMG



PLAN SCALE

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