



**Price: \$13,995,000 Address: 14 Gosnold Road**

**Area: Cliff Owner: 14 Gosnold Road LLC**

Type: Single Family      Status: Available  
Map/Parcel: 30/83      Lot #: 24&25  
Zoning: R-20      Lot Size (SF): 20,473  
Deed: C0026186      Lot Size (A): 0.4700  
Wtr Frontage: None      GLA: 4,350  
Water View: Sound      Water: Town  
Other View: Pastoral      Sewer: Septic  
Year Built: 2010      Rooms: 10  
Remodeled:      Beds/Baths: 6/6.5  
Furnished: Un-Furnished  
Second Dwelling: None



www.myLinkMls.com

Located in a sought-after very private enclave off Cliff Road, this property features deeded beach access and is move-in ready. Built in 2010, this property is very well maintained, with 6 bedrooms, 6.5 bathrooms and an outbuilding with a studio/bathroom/garage. Designed by Botticelli and Pohl this home is sited to capture the beauty of Nantucket Sound and the surrounding area. Completing the estate-like property are well manicured grounds with mature landscaping, decks, patios and balconies. There is a 7 bedroom septic system in place, with town water; and there is the potential for a swimming pool.

**Basement:** 10' basement ceilings with a finished family room, bunk room and full bath. Full size windows bring in natural light and there is a separate exterior stair egress. The remainder of the basement is unfinished open space (that has the potential to be finished) and the mechanical room. The mechanical area can also be accessed from another set of exterior stairs located under the front deck.

**1st Floor:** Upon parking in the large shell driveway, follow the stone path and stairs to the front porch and main entry. Living and dining rooms feature coffered ceilings, reclaimed antique oak floors and a central fireplace. Glass french doors open to an expansive porch and manicured lawn. The kitchen boasts a large central island, oversized custom pocket doors and a separate access to the side porch. Kitchen is designed for both entertaining and cooking. Built-in double SubZero refrigerators, wine fridge, two additional refrigerator drawers and a second dishwasher. The guest wing has two bedrooms with a shared full bath. The side entry hall has a back door that leads to the outdoor shower. There is a spacious pantry and built-in storage. There is a beautifully designed staircase that leads to the basement and the second floor.

**2nd Floor:** The second floor landing transitions between two distinct living spaces, it features a built-in seating area and a slider to the porch, and is the perfect venue to enjoy the sunset and views over Nantucket Sound. The front wing features a spacious master suite with a cathedral ceiling and balcony with water views. The master bath is beautifully appointed. Down the hall the second bedroom suite also enjoys a private balcony with views and nicely appointed bathroom. In the rear wing of the house, there are two bedrooms and a shared bath. In between these two bedroom wings, is a full size laundry room.

**Other Structures:** Garage building has great space for bike or small boat storage as well as single car. Second floor has studio space with bathroom. Separate door entry for each area. Main house features geo-thermal cooling and heating.

#### Building Information

First Floor Bedrooms: 2  
Heating: Gas\FHA  
Fireplaces: 1  
Floors: 3  
Yard: Yes  
Parking: Yes  
Foundation: Poured  
Lead Paint: No  
Recreation and Outdoor Spaces: Deck, Patio

#### Appliances and Other Amenities

Stove: 6 Burner Wolf Range  
Refrigerator: Double SubZero with fridge (2) & freezer drawers (4)  
Dishwasher: Miele  
Washer: Yes  
Dryer: Yes  
Tv Service: Cable  
Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

#### Taxes and Fees

Assessment Year: 2019  
Building Assessment: \$4,253,800  
Land Assessment: \$5,101,600  
Total Assessment: \$9,355,400  
Estimated Taxes: \$32,367

#### Easements

Subject to conservation order of conditions and agreement. Refer to deed.

#### Other Comments

None

CURRENT ZONING CLASSIFICATION: Residential 20 (R-20)  
 Existing: 20,461 S.F.  
 MINIMUM LOT SIZE: 20,000 S.F.  
 MINIMUM FRONTAGE: 75 FT.  
 FRONT YARD SETBACK: 30 FT.  
 REAR/SIDE SETBACK: 10 FT.  
 GROUND COVER %: 12.5%

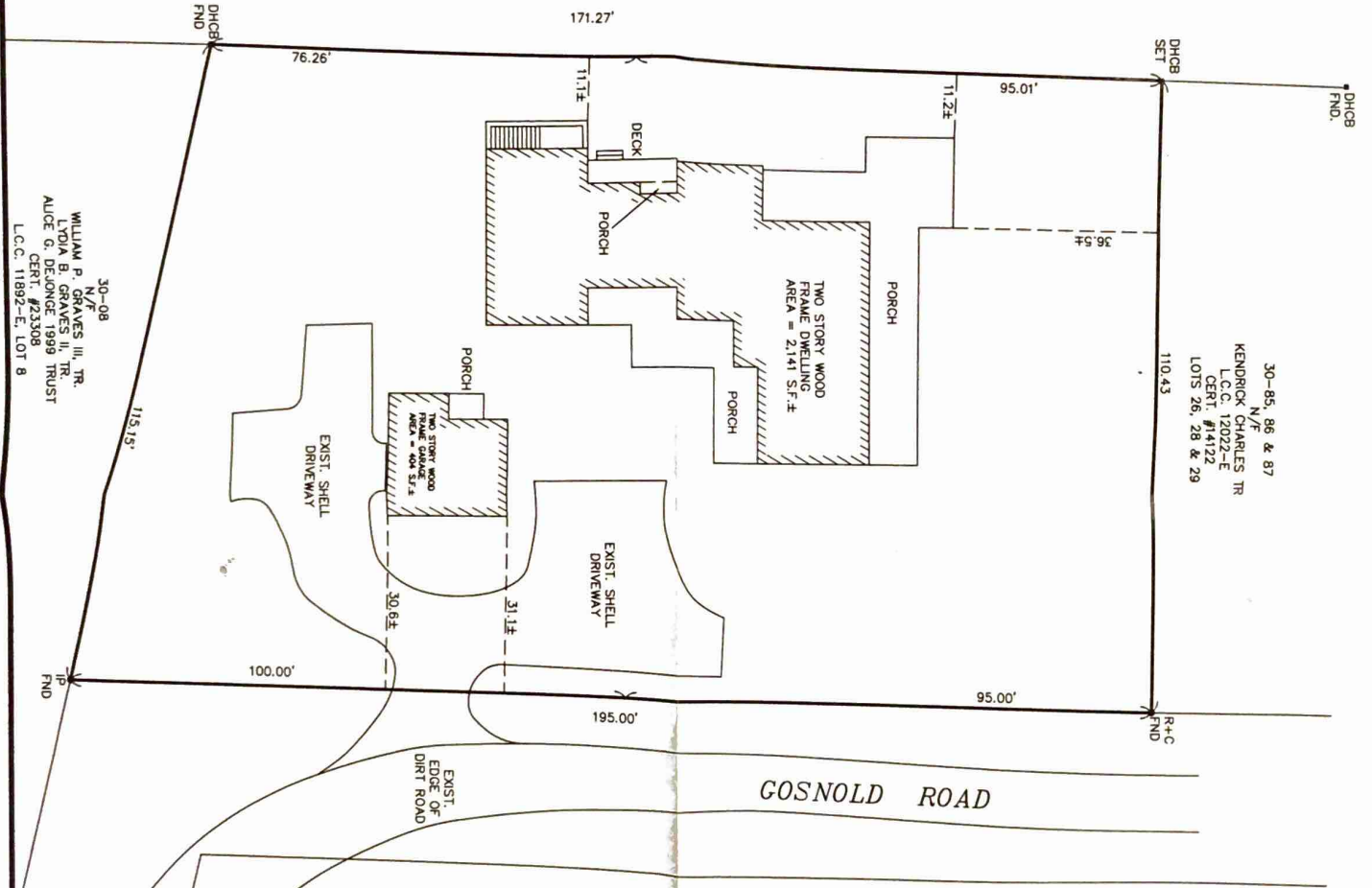
30-8  
 N/F  
 WILLIAM P. GRAVES III, TR.  
 LYDIA B. GRAVES II, TR.  
 ALICE G. DEJONGE 1999 TRUST  
 CERT. #23308  
 L.C.C. 11892-E, LOTS 7 & 8

30-85, 86 & 87  
 N/F  
 KENORICK CHARLES TR  
 L.C.C. 12022-E  
 CERT. #14122  
 LOTS 26, 28 & 29

THIS LOT PLAN WAS PREPARED FOR THE TOWN OF NANTUCKET BUILDING DEPARTMENT ONLY AND SHOULD NOT BE CONSIDERED A FINAL PLAN. SURVEY. THIS PLAN SHOWS EXISTING AND PROPOSED ESTABLISHED PROPERTY LINES, FENCES, HEDGES OR OTHER STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS LOT 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.

ASSESSOR MAP: 30-... PARCEL: 83 & 84.

T:\JACK 26 JOB 12  
 W:\DRAWINGS\B7386\BLP.dwg 6/26/2012 3:49:47 PM EDT



30-8  
 N/F  
 WILLIAM P. GRAVES III, TR.  
 LYDIA B. GRAVES II, TR.  
 ALICE G. DEJONGE 1999 TRUST  
 CERT. #23308  
 L.C.C. 11892-E, LOT 8

GOSNOLD ROAD

30-266  
 N/F  
 N.C.F.

- LEGEND**
- R+C FND • DENOTES REBAR WITH CAP FOUND
  - DHCB FND • DENOTES DRILL HOLE IN CONCRETE BOUND FOUND
  - IP FND • DENOTES IRON PIPE FOUND
  - DHCB SET • DENOTES DRILL HOLE IN CONCRETE BOUND SET

# BUILDING LOCATION PLAN OF LAND IN NANTUCKET, MASS.

SCALE: 1" = 15' DATE: JUNE 26, 2012  
 Owner: **LEONARD BARBIERI**  
 Deed: C-22885, Plan: LOTS 24 & 25  
 Loc: 14 GOSNOLD ROAD  
**BLACKWELL and ASSOCIATES, Inc.**  
 Professional Land Surveyors  
 20 TEASDALE CIRCLE  
 NANTUCKET, MASS. 02554  
 (508) 228-9026



RECEIVED  
 JUN 29 2012  
 NANTUCKET ZONING DEPT.



B7386