

This magnificent home is the Southernmost property on all of Cape Cod where one can sit in the same location and watch the sun rise and set. Views of Vineyard Sound and Buzzards Bay on either side. Gazing SW one is able to watch the Oak Bluffs, Vineyard Haven and New Bedford Ferries, not to mention an array of boating vessels. In addition to the inviting & modernized main house, this property offers a seasonal dock on Vineyard Sound. In addition to the dock they have a mooring just feet away from the dock which allows for overnight stays. The grounds are enhanced with a wide variety of evergreens and other native perennials, secret gardens, accent stones and sweeping lawns.

Main House: *Security Cameras located on main floor and basement*

Front entry: Views of Harbor and Bay

- Wood floors, wood paneled walls, coat closet, formal living room to the left, stairs to basement on right, half bath, walk-up attic access, guest room & kitchen straight ahead

Guest room (Bedroom 2) en-suite w/beautiful views of Nobska Lighthouse and Harbor

- Private bath with tiled tub/shower and ocean views
- Fabric wallpaper, wall to wall wool rug, small closet

Kitchen: Views of Vineyard Sound

- 12x12 tiled floor, granite counters, walls of windows, three skylights, island w/SubZero refrigerated drawers, SubZero refrigerator/freezer, custom cabinets by Kochman, Reidt & Haigh, built-in breakfast banquette w/custom cushions & granite table top, custom shades, stainless sink w/instant hot water, 2<sup>nd</sup> smaller stainless sink (both w/Franke faucets), Thermadore halogen 5 burner glass cooktop, double wall ovens by Thermadore (convection thermal), KitchenAid trash compactor
- Laundry:
  - Located in kitchen off rear entrance to back deck behind bi-fold doors

Dining room: Views of Vineyard Sound

- Wood floors, swing door to kitchen, slider to expansive mahogany deck, large closet w/built-ins and shelving for china & sound system storage, wood paneling
- Access to den and formal living room

## Formal Living Room:

- Two steps down into the gracious sun filled room encased in glass both on the SW side with floor to ceiling windows and the NE side with a impressive stone fireplace and wall of glass embracing ocean views on either side.
  - Wall to wall wool carpets (soft cream beige in color), vaulted ceiling, recessed and cove lighting, creative cactus garden beneath the center wall of glass w/water spigot, soft wood paneled walls

## Family Room / Sunroom:

- Two steps down (1 large stone to 6x6 brick flooring), large windows roll up into attic, recessed lighting, views of Vineyard Sound beyond Nobska Point Ledge, wall of glass (views through formal living room of Little & Great Harbors) allowing for views beyond Nobska Beach, wood burning brick fireplace, coffered ceiling, Atrium door provides access to backyard, Dutch door leading to hallway entering the Northern wing

Northern Wing encompasses: Master Suite, 2 bedrooms, full bath, home office, 2<sup>nd</sup> set of stairs to basement

- Master Suite:
  - Picture window allows for stunning views over Nobska Point Ledge to Vineyard Sound and the sweeping lawns accented w/large native rocks and plantings, 3 closets with built-ins, recessed lighting, windows all around, built-in desk, wall to wall carpet
  - Master bath: 12x12 tiled floor, two built-in storage cabinets, large window, Pedestal sink w/ Hansa faucet hardware, oversized custom tiled shower w/built-in seat, glass door, Hansgrohe showerhead, exhaust fan/timer.
- Bedroom 3:
  - Wall to wall carpet, deep closet, views of Vineyard Sound and grounds
- Bedroom 4:
  - Wall to wall carpet, large deep closet w/built-ins including safe, views on both sides
- Full bath:
  - Between bedrooms 3 & 4 w/tiled tub/shower, large linen closet in hall
- Office:
  - Views out over Nobska Beach toward Little and Great Harbors, wall of windows, wall to wall carpet, slider to stone terrace w/auto awning, built-in bookcase w/florescent lights and cabinet below, fabric wallpaper, recessed lighting

## Lower Level:

- Original brick floor at bottom of stairs, access to 2 car garage, access to driveway, old original wine closet (not used), closet for 2<sup>nd</sup> refrigerator, built-in Sub Zero wine cooler, large tiled shower, lavatory, large storage room
- Through doorway into utility room with built-ins, heating and AC systems
  - Two large Thermo Pride furnaces 1997
  - Electrical panel (200 amp service, 120/240 volts)
  - Closet
  - Closet w/bi-fold doors
    - Acme Transformer 1&2
    - Dehoust (1000L/265 US Gallons) stainless steel oil tank
  - Small storage room
  - Workshop
  - Stairs to main level in North Wing of home
  - Electrical room leading to enclosed potting area and generator shed
    - Generator is not auto
    - Propane tank also located w/generator
  - Electrical room has small half bath
  - Rec-room w/tiled floor, built-ins, door to yard, views out over grounds

## Additional Information

- Front door hanging bell excluded
- Wall mounted map and weather equipment in study included
- Central Vac
- AC throughout
- Lighting control panels in various rooms
- Small cedar closet in hallway of the North Wing hallway
- Dehumidifier
- Water filtration system