



Capture the water views from one of the highest points on Nantucket Island! Watch the sunrise over the water and sunset over the moors from this three bedroom and two bath beach house. Very well located, just two miles from town and a short distance to Dionis and Washing Pond beaches along the bike path, this wonderful neighborhood boasts both privacy and serenity as it's off the beaten track yet surprisingly close to restaurants and shopping. The neighborhood has historic significance as it looks over the original harbor now known as Capaum Pond.

\$2,849,000

Unfurnished

20 Capaum Pond Road

AREA	Cliff	OUTDOOR SHOWER	Yes	MAP	40	PARCEL	13
YEAR BUILT	1982	LOT SIZE ACRES	.19	ZONING	LUG 2		
#ROOMS	7	LOT SIZE SF	8,367	DEED	358/330		
#BEDROOMS	3	WATER	Well	PLAN	PB18/18		
#BATHS	2	SEWER	Septic-3BR	LOT #	10		
				VIEW	Sound & Capaum Pond		

Bsmt. Crawl with gravel floor and access to plumbing and central vac.

1st Fl. Side entrance to hallway and stairwell to second floor; two first floor bedrooms facing the water, hall bath with a tub/shower and double sinks, den, laundry room/mud room with rear entrance to driveway. With the main living area on the second story to strategically take best advantage of the water views, this type of floor plan is known as an upside/down home.

2nd Fl. Open living and dining areas with with cathedral ceiling and fireplace facing Nantucket Sound; sliders from main living area to deck with outstanding water views of Nantucket Sound; efficient and tidy kitchen; master bedroom with private deck and beautiful sunset views facing westward and water views toward the north; hall bath with shower and double sinks right across the hallway from master bedroom.

Other Existing house footprint is 704 sq. ft. with a second floor of 704 sq. ft. for a total living area of 1,408 sq. ft.

Deck/Porch/Patio	Two Decks	Insulation	Yes	Fireplaces	One	Irrigation	No
Yard	Yes	Storms/Screens	Yes	Woodstove	No	Dryer	Yes
Parking	Ample	Foundation	Block	Stove	Yes	Disposal	No
Garage	No	Lead Paint/UFI	No	Refrigerator	Yes	Cable	
Heat	Electric	Floors	Carpet/Linoleum	Dishwasher	Yes	Other	Central Vacuum
DHW	Electric	Air Conditioning	No	Washer	Yes		

Easements, etc.

2008 Assessments	Land	Buildings	Total	2008 Taxes
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Listing Agent: Mary Taaffe

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