

10 Eat Fire Spring Road

\$8,985,000



LISTING AGENT

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Property Type	Single Family
Total Rooms	16
Total Beds	7
Total Baths	6 full / 2 half
Water frontage	None
Water views	Harbor
2nd Dwelling	None
Zoning	LUG3
Lot Size	3.24 acres
Total GLA	TBD
Year Built	2017
Water/Sewer	Well / Septic
2016 Assess.	\$ 2,015,100
Land Assess.	\$ 1,780,100
Building Assess.	\$ 235,000
Est. Taxes:	TBD

Parcel/Property Information	
Map	20
Parcel	63
Plan	6283-8
Deed Ref.	25687
Lot #	85
Other Views	Woods

Like the freshwater spring from which this special area of Nantucket gets its name, historically reported to have never run dry, the spectacular estate at 10 Eat Fire Spring Road offers a similarly profound and beautiful legacy to the island for generations to come. Powered entirely by cutting edge solar technology this net zero home also utilizes geothermal innovation for heating and cooling sources, this luxurious "smart home" was crafted with the epitome of comfort and design in mind. Situated on over three level acres, and just across from Polpis Harbor, this contemporary six-bedroom home, pool house and oversized two-car garage with en suite studio offers easy-flowing, open-concept living, sundrenched rooms, and a seamless indoor/outdoor experience. State of the art amenities abound, including app-controlled; lighting, heating and cooling, pool controls, Sonos and energy consumption monitoring. Calming hues of natural wood, grey and white are soothing and easy on the eye, and repeated throughout, while an Oversized salt-water pool and gracious blue stone patio balance and complete this private compound. On the second floor of each structure and from the easily accessible widow's walk, one can enjoy unspoiled, striking views of all three of the island's lighthouses, including the red-striped Sankaty light in 'Sconset that meditatively flashes every seven seconds. Deeded access to Polpis Harbor caters to both boat-enthusiasts and beachgoers alike. Designed and drawn by the team Thornewill designs and constructed by Rosscorp this property is above and beyond your typical high-end estate, a truly sustainable paradise that leaves no footprint on this beautiful island.

First Floor: A spacious office is located just off the foyer, and beyond that, the master suite, with walk-in closet, recessed lighting, and a multitude of windows looking out onto the pool. The master bath is a study of aesthetic design, with oversized tub, Caesar stone countertops, double sink vanity, and floating toilet. An oversized walk-in shower for two completes the space. Crossing through the living area, one will continue into the open kitchen and dining area, where no detail was over-looked in terms of amenities. A true chef's kitchen, this space is equipped with a stacked double oven, induction cooktop, temperature controlled wine storage, double-refrigerator, double-freezer and dishwashers.

Second Floor: To one side of the landing is a gorgeous marble bath with glass-enclosed shower, flanked by Jack and Jill bedrooms, one with twin beds and a dormered ceiling, the other with a king-sized bed and cathedral ceiling. Another two bedrooms are located on the other end of this second floor hall, each with a generous walk-in closet, en suite bath with oversized, glass-enclosed shower and views out to the gorgeous Polpis Harbor.

Basement: A temperature-controlled walk in wine cellar offers the ultimate luxury to any oenophile, while a billiard table and full bar provide endless entertainment.

Other Struct: A kitchenette, refrigerator, ice maker and dishwasher offer pool-side dining convenience in the Pool House. Above the garage is a studio apartment with en suite bath and views out onto both the pool and Polpis Harbor.

Dwelling

Primary Dwelling Rooms 16 Bdrm 7 Baths 6 Full, 2 Half

Property Information

Furnished	Furnished	Yard	Beautiful
First Floor Beds	1	Parking	Yes ample
Second Floor Beds	4	Lead Paint	No
Basement	Yes	Other Structures	Garage with En Suite Studio, Pool House
Fireplaces	Two	Stove	Induction
Floors	Oak	Refrigerator	Dual/
Heat	Other	Dishwasher	Multiple
Outdoor/Recreation	Deck, Patio, Porch, Private Pool	Washer/Dryer	Dual
Features	Central A/C, Insulation, Irrigation, Outdoor Shower	TV Service	Cable
Foundation	Poured 10'		

Easements 7 Bedroom Septic System. MESA permit and approval. See deed for Eat Fire Spring Restrictions and Harbor Access.