

42 Union Street

\$3,595,000

REFRESHING & SOPHISTICATED
IN-TOWN HOME WITH GARAGE
4 BEDROOMS/3 FULL 1 HALF BATHS



EXCLUSIVELY LISTED BY

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LISTING AGENT
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Property Type	Single Family
Total Rooms	9
Total Beds	4
Total Baths	3 full, 1 half
Water frontage	None
Water views	Distant Harbor
2nd Dwelling	None
Zoning	ROH/SOH
Lot Size	2,822 sq. feet
Total GLA	
Year Built (Reno)	2016
Water/Sewer	Town / Town
2016 Assess.	TBD
Land Assess.	TBD
Building Assess.	TBD
Est. Taxes:	TBD

Parcel/Property Information

Map	42.3.2
Parcel	28.2
Plan	2014-28
Deed Ref.	Bk: 1474 Pg: 255
Lot #	B
Sub Area	—
Other Views	Residential

Located on one of Nantucket's most prominent streets, 42 Union Street is an absolute show stopper. This turnkey home reimagines Nantucket's Quaker inspired architecture with the elegance of Blue Flag Development's relaxed but luxurious design signature. Unique, custom details abound in this three-story, four-bedroom home with outdoor patio and garage. Located just a quick stroll from the water and moments from world-class dining and shopping, this fully furnished home is an idyllic Nantucket retreat. #UnionLightsNantucket

First Floor: Front entry reveals a stunning foyer with rustic, wide plank hardwood floors and a custom staircase with mahogany rail and wrought iron balusters, details which extend up to the second floor. From the entry hall is a powder room featuring a designer wall covering and satin black Baldwin hardware. To the right of the foyer is a bright formal living room with stile and rail millwork detailing, gas fireplace and relaxed but elegant furnishings. A custom-built wet bar with brass and glass shelving connects the living room to the dining room which features designer wall coverings and custom built-ins. The kitchen offers custom appointments throughout, including the cabinetry, 2" Caesarstone countertops with polished nickel hardware and Ralph Lauren pendant lights. This beautiful central area extends to an open format living room and

breakfast room with a built-in bench seat and custom mudroom storage area with built-ins. A covered side porch with mahogany decking leads to a private bluestone patio with propane driven fire-pit and bluestone-clad garage with sliding cedar barn door, designed for entertaining and/or storage.

Second Floor: The brightly lit second floor features a spacious landing with sitting area and floor-to-ceiling custom bookshelves and art display wall. The master bedroom features a vaulted ceiling with rustic reclaimed wood beams and V-Groove clad ceiling adorned with a Ralph Lauren chandelier. The master bathroom features a French limestone floor, Ann Sacks Reve Blue Marble shower, a separate soaking tub and spa-like shower, and polished nickel, Brooklyn-made Watermark bath fixtures. There are two spacious guest bedrooms as well as a shared full bathroom with custom marble top vanity, an Ann Sacks tiled shower and honed marble bath floor.

Third Floor: The third floor features custom floor-to-ceiling deep V-Groove cladding with painted wide plank wood floors. A full custom bath and twin beds make this a wonderfully private escape for guests and children alike. There is also a widow's walk with fabulous Town and harbor views.

Other Structure: Bluestone - clad garage with sliding cedar barn door.

Dwelling

Primary Dwelling Rooms 9 Bdrm 4 Baths 3 Full, 1 half GLA

Property Information

Furnished	Furnished
First Floor Beds	0
Second Floor Beds	4
Fireplaces	One, gas
Floors	Rustic wide plank hardwoods
Heat	Gas/FHA
Outdoor/Recreation	Patio
Features	Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower
Foundation	Poured 10'

Yard	Private bluestone patio with propane driven fire-pit and blue stone clad garage
Parking	Three off-street
Lead Paint	No
Other Structures	Garage
Stove	Wolf 30"
Refrigerator	Subzero
Dishwasher	Asko
Washer/Dryer	Whirlpool frontloaded / Whirlpool frontloaded
TV Service	Cable

Easements Shared driveway easement. Assessment and taxes TBD.

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42A UNION STREET
MAY 18, 2016

