

# 6 North Cliff Way

\$7,250,000

METICULOUSLY CRAFTED  
COASTAL RETREAT BUILT IN 2017  
6 BEDROOMS + 6.5 BATHS



EXCLUSIVELY LISTED BY

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6

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LISTING AGENT

**Cam Gammill**

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<b>Property Type</b>	Single Family
<b>Total Rooms</b>	10
<b>Total Beds</b>	6
<b>Total Baths</b>	6 full, 1 half
<b>Water frontage</b>	None
<b>Water views</b>	Harbor
<b>2nd Dwelling</b>	None
<b>Zoning</b>	R10/SR10
<b>Lot Size</b>	0.23 acres
<b>Total GLA</b>	5,022 sq. feet
<b>Year Built</b>	2017
<b>Water/Sewer</b>	Town / Town
<b>2017 Assess.</b>	\$2,168,900
<b>Land Assess.</b>	\$2,168,900
<b>Building Assess.</b>	TBD
<b>Est. Taxes:</b>	\$20,340

## Parcel/Property Information

<b>Map</b>	30
<b>Parcel</b>	290
<b>Plan</b>	LCPL 34540-D
<b>Deed Ref.</b>	CERT 12678
<b>Lot #</b>	11
<b>Sub Area</b>	—
<b>Other Views</b>	Town

Nestled just off Nantucket's highly coveted Lincoln Circle is 6 North Cliff Way, a six-bedroom coastal retreat. Conceived and meticulously crafted by Hanley Development and Sophie Metz Design, this light-filled, open-concept home was created with family-style living and entertaining well in mind. Located just moments to Steps Beach and The Galley, and close to Town, this newly constructed compound sits at the heart of Nantucket's finest offerings. Complimenting its ideal location is 6 North Cliff Way's rear courtyard, a beautifully landscaped private "oasis" complete with an inviting pool and thoughtful outdoor living and dining areas. The property is perfect for hosting a Fourth of July gathering and watching the fireworks. The roof walk provides panoramic views of Nantucket Sound, Nantucket Harbor, and Town. This fully-furnished turn-key home provides the comfort and luxury of modern-day design and it is a must-see for the buyer eager for summer living at its finest.

**First Floor:** From the front door entrance, one steps into a grand, open-concept living space, with a dramatic, coffered ceiling. Straight ahead is a focal-point fireplace framed by two sets of French doors that lead out to the pool. To the right is an open kitchen with a broad, marble island; state-of-the-art appliances, and a walk-in pantry. A glass-tiled backsplash compliments the crisp white shiplap walls that run throughout the house. Underfoot, wide oak flooring in a subtle white wash adds to the airy, nautical feel. Located just off the kitchen is the sunny, built-in dining area replete with a wall of window seating for the family table. The setting looks out at the blue stone patio and the ample pool. Also off the kitchen is a casual entry leading to the garage, the laundry and a mudroom. Stairs from the mudroom lead up to a beautiful in-law suite. It offers a cottage-like hideaway separate from the rest of the home. It has its own en suite bath. From the main floor living area, a hall leads to the master bedroom, an art form in terms of layout and design. This sizable grand suite opens on one side to an inviting walk-in closet. On the other side is a modern bath. From the bath, French doors lead to a private outdoor shower. It's tucked away in the

gorgeously-landscaped back corner of the property. It offers a perfect setting for a relaxing day's-end rinse beneath Nantucket's famous, star-lit sky. Also on the main floor, a guest bedroom for overnight visitors comes with built-in window seating and an expansive en suite bath.

**Second Floor:** An oversized stairway leads to additional living space on the second floor. It comes with an oversized sectional sofa and a table for lazy afternoons spent over a puzzle or a game of cards. A statement chandelier warms the space. Sunny windows let in light and provide a pleasant view to the gardens and pool below. On the north side of this common area are two more generous-sized bedrooms, with en suite baths and sizeable walk-in closets. On the other side, past a fun, low-dormered ceiling, is a kids room, also with its own en suite bath.

**Third Floor:** The stairway from the second floor offers easy access to a roof walk and a grand panorama of the sea. To the north is Nantucket Sound, usually dotted with ferries, sailboats and small craft. To the west lies Tuckernuck Island and stunning sunsets at day's end. And to the south sits the vast Atlantic.

## Dwelling

**Primary Dwelling** Rooms 10 Bdrm 6 Baths 6 full, 1 half GLA 5,022 sq. feet

## Property Information

<b>Furnished</b>	Furnished	<b>Features</b>	Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower
<b>First Floor Beds</b>	2	<b>Foundation</b>	Poured
<b>Second Floor Beds</b>	4	<b>Yard</b>	Yes
<b>Fireplaces</b>	Yes	<b>Parking</b>	Yes
<b>Floors</b>	White Oak	<b>Lead Paint</b>	No
<b>Heat</b>	Gas/FHA	<b>Other Structures</b>	None
<b>Outdoor/Recreation</b>	Deck, Garden, Patio, Porch, Private Pool	<b>Stove</b>	Wolf
<b>Dishwasher</b>	Bosch	<b>Refrigerator</b>	Sub Zero
<b>Washer/Dryer</b>	Frigidaire		
<b>TV Service</b>	Cable		

**Easements:** See Deed (electric co easement)

