

26 DOUGLAS WAY

Nantucket, Massachusetts



Exclusively Listed By:

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Nantucket Dream Estate

with a unique opportunity to
customize.

High Tide Homes continues to deliver with the development of this beautiful oceanview Dionis estate with beach access. The team that brought you 8 Ackermuck Way & 10 Ackermuck Way is at work with BPC Architecture, Olson Twombly Interiors, and Yellow Dog Construction to bring yet another vision to life.

Drift away at this Dionis dream estate where nearly three acres of land are yours amongst 55+ acres of Land Bank holdings. Designed by BPC Architecture with family and entertainment in mind, 26 Douglas Way is true to Nantucket summer living. At the completion of construction, this property is set to include six bedrooms, a forty-six-foot infinity-edge pool with views of Nantucket Sound, and multiple indoor and outdoor living areas. With MESA-approved plans for a tennis court available, as well as options for an additional four-bedrooms on the septic and 900+ ft of foot print remaining, you can further customize this versatile property to suit your needs.

Main House:

- 5 bedrooms (+ 2 potential)
- 5 full & 2 half baths
- 6,150 sq.ft. finished (2,400 additional potential)
- 1st floor views
- 45' infinity edge pool
- Cabana, Decks, Patios

Property Features:

- Abuts 55+ Acres of Conservation Land
- Beach Access with Staircase
- First and Second Floor Waterviews
- 4,880 sq. ft. of available foot print, 900+ sq. ft. remaining
- MESA approved Tennis Court Location
- Last paved Rd off Eel Point

Garage + Guest Suite:

- Oversized Two-Car Garage, 864 sq. ft.
- Studio/Guest Suite
- 672 sq. ft. Guest Suite
- Full Bath
- Wet Bar



H I G H T I D E H O M E S

OLSON // TWOMBLY
interior design

bpc

YDC Inc.
Yellow Dog Construction



FISHER
REAL ESTATE

Brian Sullivan | 508.414.1878 | sully@fishernantucket.com



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RENDERINGS



***SEE LANDSCAPE PLAN FOR EXACT SCOPE**





RENDERINGS



***SEE LANDSCAPE PLAN FOR EXACT SCOPE**



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RENDERINGS



***SEE LANDSCAPE PLAN FOR EXACT SCOPE**





RENDERINGS



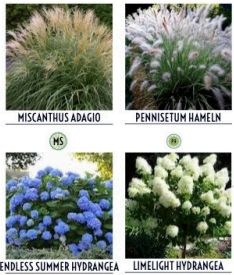
*SEE LANDSCAPE PLAN FOR EXACT SCOPE



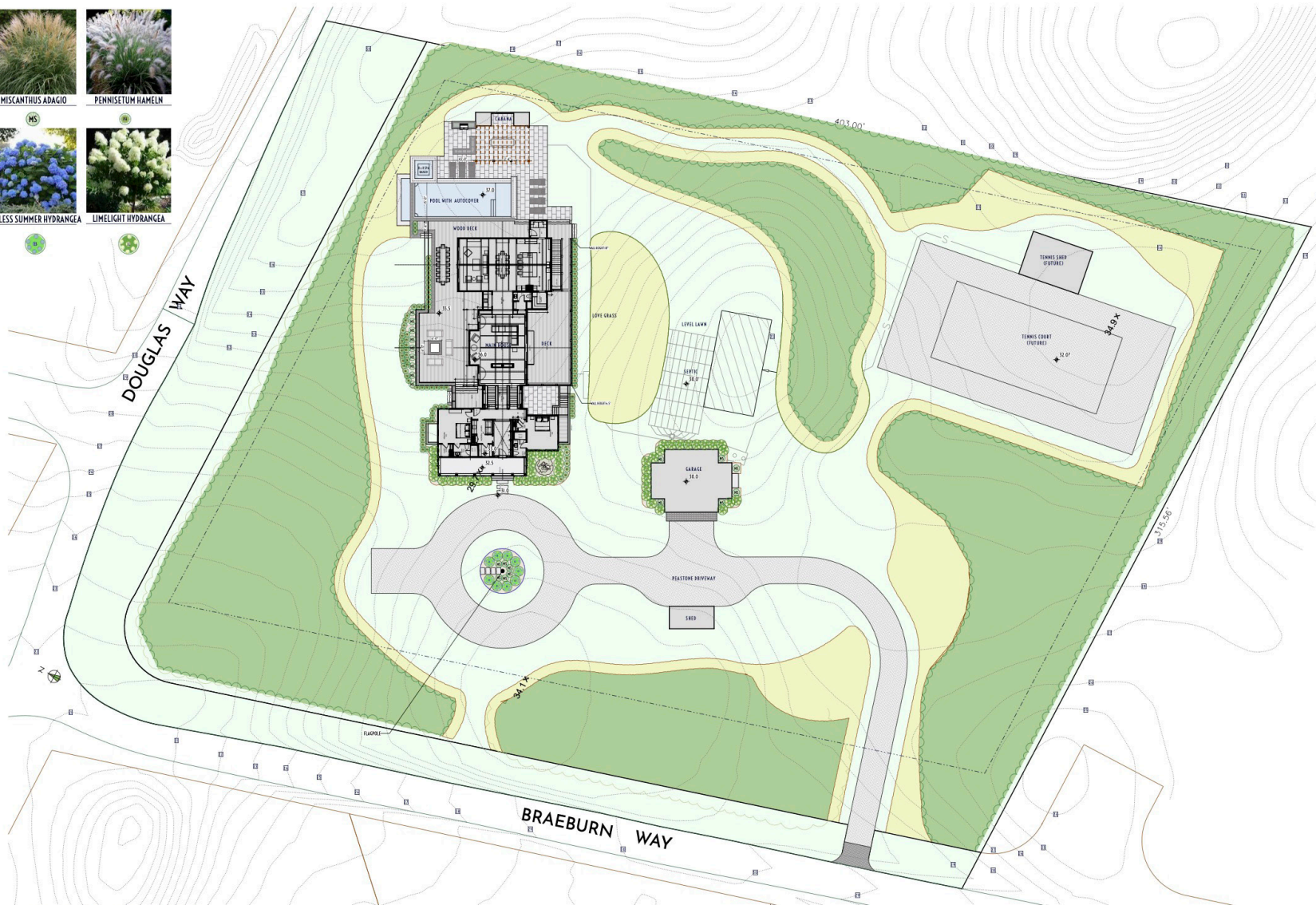
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LANDSCAPE PLAN



MISCANTHUS ADAGIO PENNISETUM HAMELN
 ENDLESS SUMMER HYDRANGEA LIMELIGHT HYDRANGEA



MARK	DATE

Preliminary Landscape Plan

Landscape at
 26 Douglas Way
 Nantucket, Ma.
 02554
 M: 39
 P: 41
 Zoning: LUG 2
 Front Setback: 35
 S&R Setback: 15
 Scale: As Noted
 Plotted: 6/30/22
 Drawing No.:

L-0.1

Surveyor	Contact

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1 PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 20'





FLOOR PLANS



EXTERIOR DOOR & WINDOW SCHEDULE							
EXTERIOR WINDOWS							
TYPE	OPERATION	QTY	MANUFACTURER	MODEL	SIZE	FINISH	REMARKS
1	DBL. HING.	2	ANDERSEN	AW3000	2'-0" x 4'-0"	DOE GRAY	1. DWP 2. SHARD LITE
2	DBL. HING.	7	ANDERSEN	AW3004B	2'-0" x 4'-0"	DOE GRAY	1. DWP 2. SHARD LITE
3	PANING	3	ANDERSEN	AW3000	2'-0" x 4'-0"	DOE GRAY	1. DWP 2. SHARD LITE
4	DBL. HING.	2	ANDERSEN	AW3011	2'-0" x 3'-0"	DOE GRAY	1. DWP 2. SHARD LITE
5	DOUBLE	2	ANDERSEN	AW3000	2'-0" x 4'-0"	DOE GRAY	1. DWP 2. SHARD LITE
6	DBL. HING.	2	ANDERSEN	AW3000	2'-0" x 4'-0"	DOE GRAY	1. DWP 2. SHARD LITE
7	DBL. HING.	2	ANDERSEN	AW3000	2'-0" x 4'-0"	DOE GRAY	1. DWP 2. SHARD LITE
8	PICTURE WINDOW	1	ANDERSEN	AW4000	4'-0" x 3'-0"	DOE GRAY	4-CIS
9	PICTURE WINDOW	1	ANDERSEN	AW4000	4'-0" x 3'-0"	DOE GRAY	4-CIS
10	PICTURE WINDOW	2	ANDERSEN	AW4000	4'-0" x 3'-0"	DOE GRAY	4-CIS
DOOR SCHEDULE							
EXTERIOR DOORS							
TYPE	OPERATION	QTY	MANUFACTURER	MODEL	SIZE	FINISH	REMARKS
1	INSWING	1	TRU	F4H03001	2'-0" x 7'-0"	DOE GRAY	4-CIS DOOR W/ 2-CIS SIGHTS (ST)
2	INSWING	4	ANDERSEN	F4H03001	2'-0" x 7'-0"	DOE GRAY	4-CIS
3	INSWING	1	ANDERSEN	F4H03001	2'-0" x 7'-0"	DOE GRAY	4-CIS FRENCH DOORS
4	INSWING	2	ANDERSEN	F4H03001	2'-0" x 7'-0"	DOE GRAY	4-CIS FRENCH DOORS
5	GLIDING	1	ANDERSEN	F4H021001-1	4'-0" x 7'-0"	DOE GRAY	4-CIS DOOR
6	GLIDING	1	ANDERSEN	F4H021001-1	4'-0" x 7'-0"	DOE GRAY	4-CIS DOOR
7	INSWING	1	ANDERSEN	F4H02001	2'-0" x 7'-0"	DOE GRAY	4-CIS



PO BOX 832
NANTUCKET, MA 02554
P 508 226 2722

PROJECT:
26 DOUGLAS WAY
NANTUCKET, MA

HIGH TIDE

26 DOUGLAS

DESIGN DEVELOPMENT

HDC

ELEVATIONS
SCALE: 1/4"=1'-0"

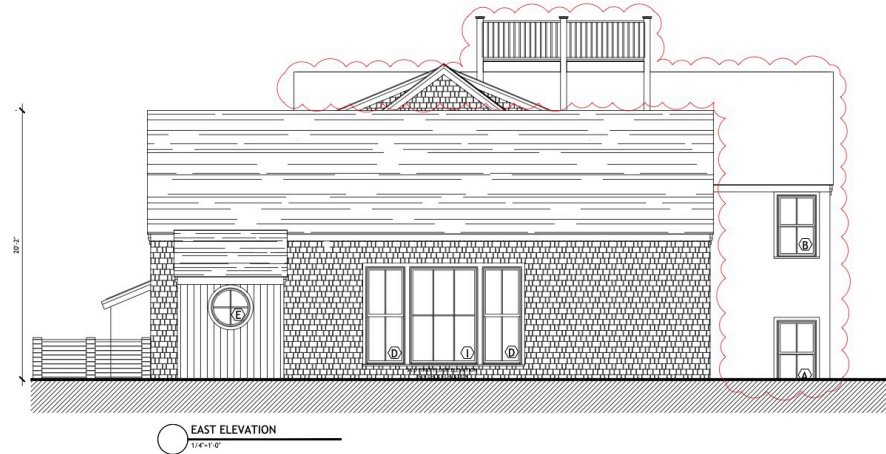
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JUNE 22, 2022





FLOOR PLANS



EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"



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DESIGN DEVELOPMENT

HDC

ELEVATIONS
SCALE: 1/4"=1'-0"

A1.2

JUNE 22, 2022

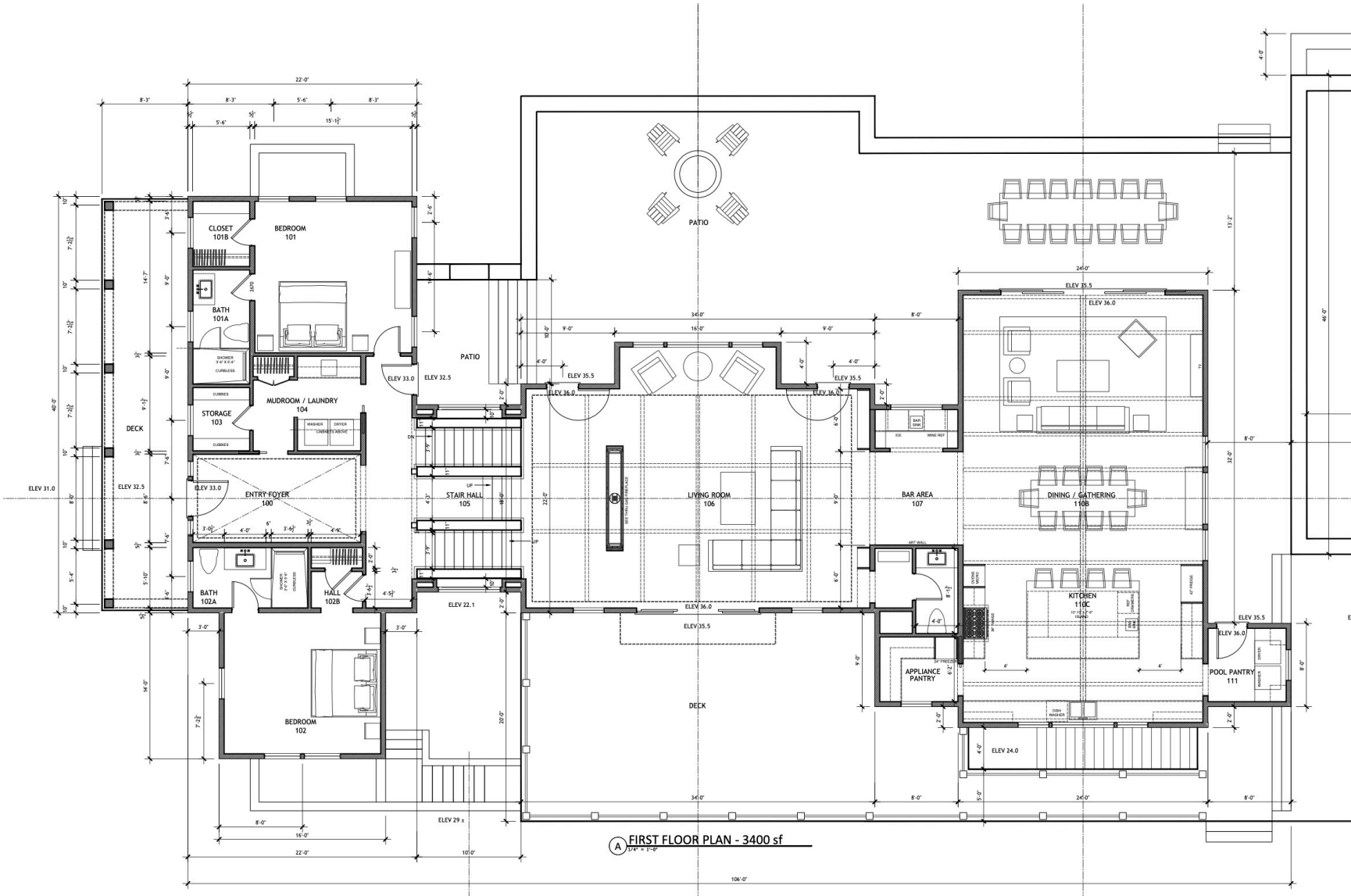




FLOOR PLANS



FIRST FLOOR: 3,480 sq. ft.



A FIRST FLOOR PLAN - 3400 sf
1/4" = 1'-0"



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DESIGN DEVELOPMENT

HDC 1

1ST FLOOR
SCALE: 1/4"=1'-0"

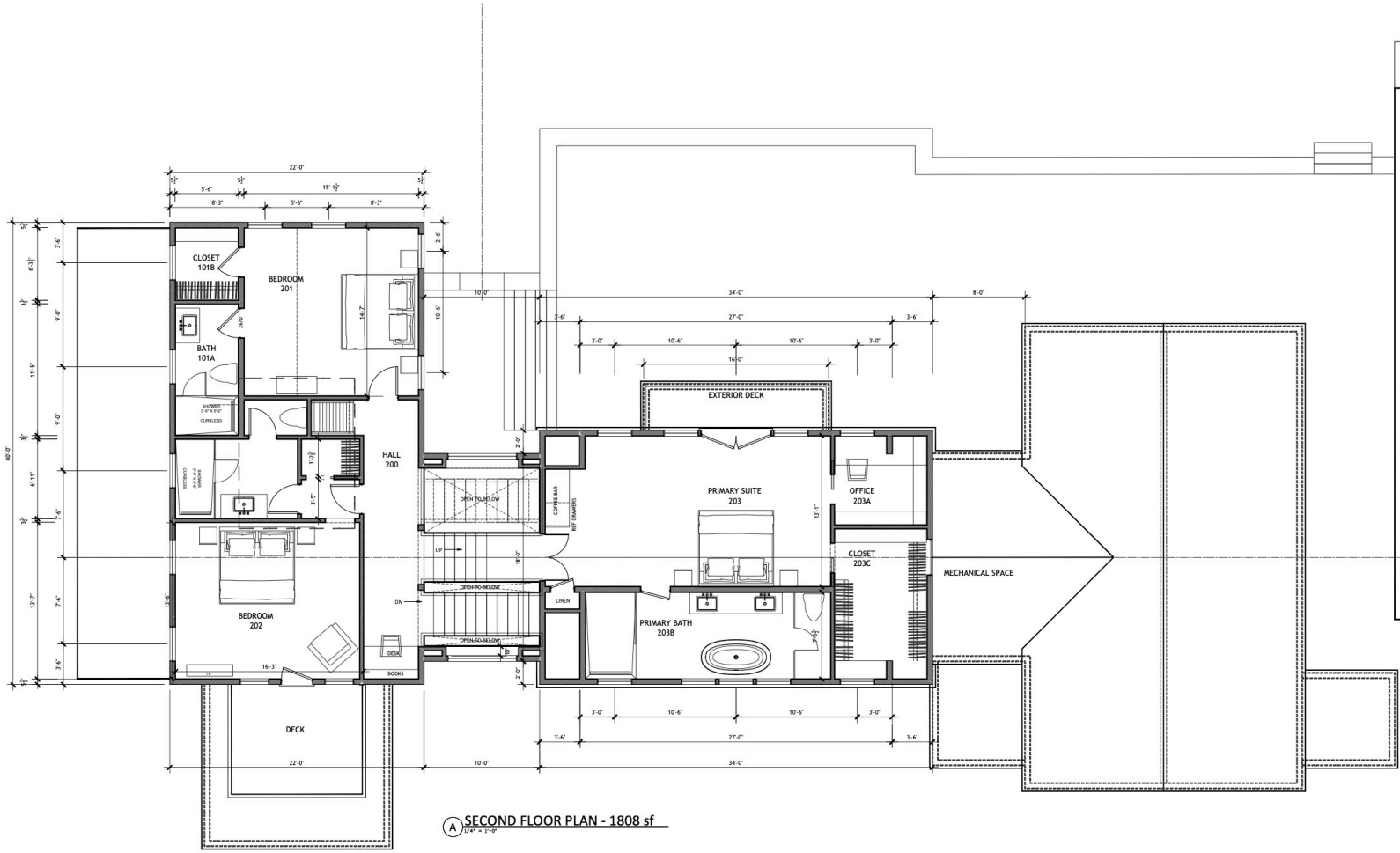
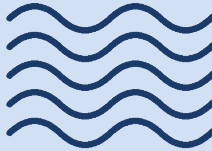
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JUNE 22, 2022





FLOOR PLANS



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26 DOUGLAS

DESIGN DEVELOPMENT

HDC 1

2ND FLOOR
SCALE: 1/4" = 1'-0"

A2.2

JUNE 22, 2022



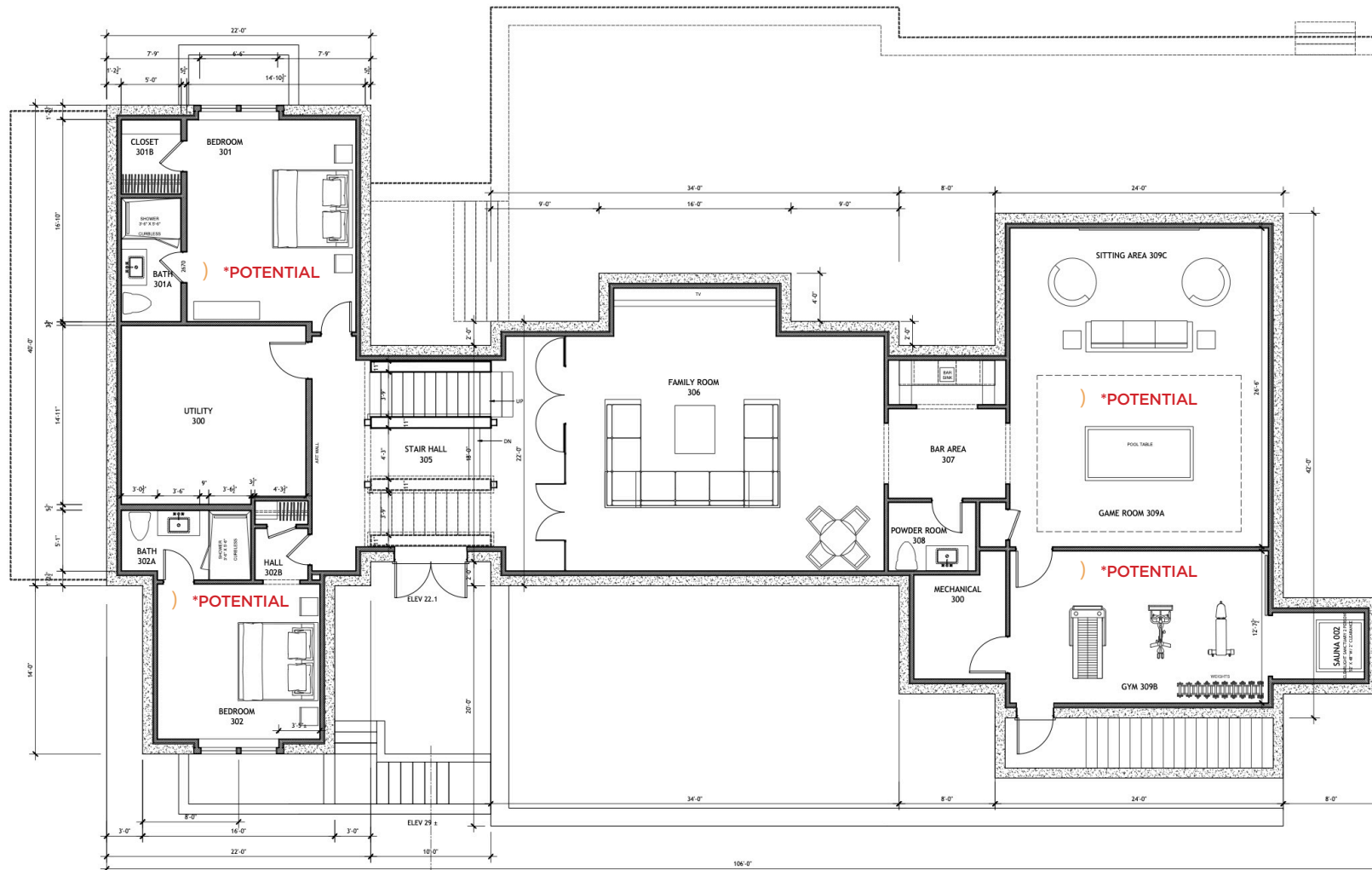


FLOOR PLANS



LOWER LEVEL: 3,480 sq. ft.

POTENTIAL LOWER LEVEL LAYOUT - SHOWN AS AN OPTION FOR CONSIDERATION



0 LOWER LEVEL FLOOR PLAN - 3400 sf POTENTIAL LOWER LEVEL LAYOUT - SHOWN AS AN OPTION FOR CONSIDERATION
1/4" = 1'-0"



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26 DOUGLAS

DESIGN DEVELOPMENT

HDC 1

LOWER LEVEL
SCALE: 1/4"=1'-0"

A2.3

JUNE 22, 2022





FLOOR PLANS



GARAGE: 864 sq. ft.
GARAGE SECOND FLOOR: 672 sq. ft.



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 NANTUCKET, MA 02554
 P: 508 228 2722

PROJECT:
 26 DOUGLAS WAY
 NANTUCKET, MA

HIGH TIDE

26 DOUGLAS

DESIGN DEVELOPMENT

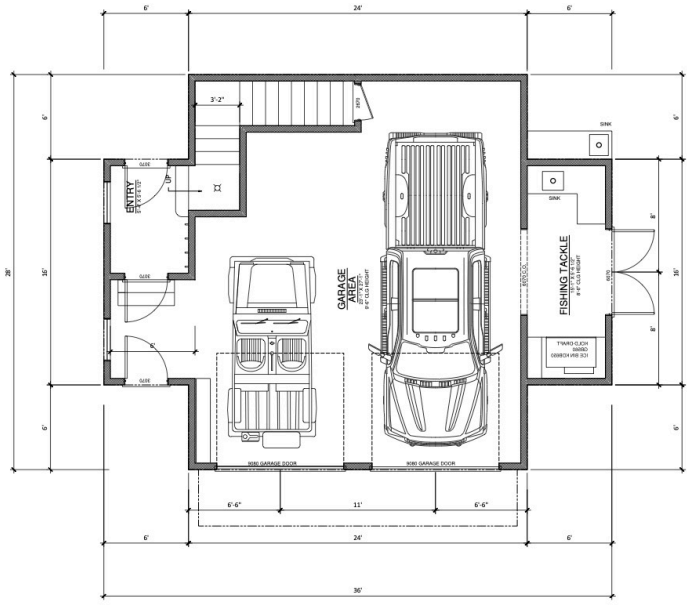
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GARAGE
 SCALE: 1/4"=1'-0"

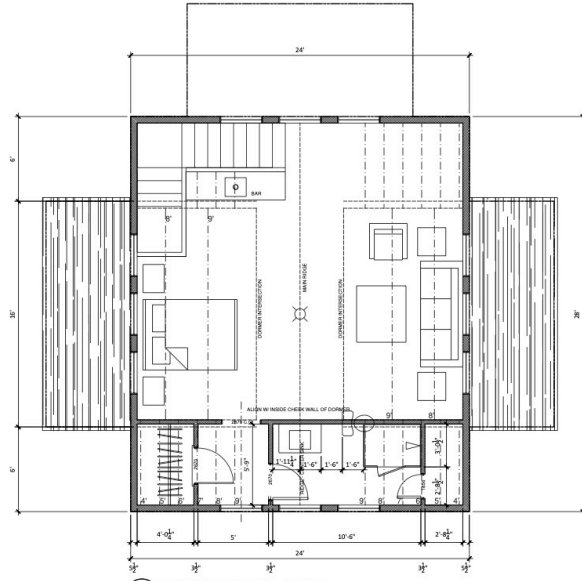
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APRIL 15, 2022

EXTERIOR DOOR & WINDOW SCHEDULE							
EXTERIOR WINDOWS							
TYPE	OPERATION	QTY	MANUFACTURER	MODEL	SIZE	FINISH	REMARKS
1	DOOR	1	WINDOOR	1	2'-0" x 5'-0"	DOOR GRAY	2 OVER 1 SHWGL LITE
EXTERIOR DOORS							
TYPE	OPERATION	QTY	MANUFACTURER	MODEL	SIZE	FINISH	REMARKS
1	OVERHEAD DOOR	2	TBD			DOOR GRAY	
2	TRIPWIC	4	WINDOOR	FWH030611		DOOR GRAY	6-LITE
3	OUTSLIDING	1	TBD			DOOR GRAY	4-PANEL DOOR



GARAGE FLOOR PLAN - 864 S.F.
 1/4"=1'-0"



SECOND FLOOR PLAN - 672 S.F.
 1/4"=1'-0"





FLOOR PLANS



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26 DOUGLAS

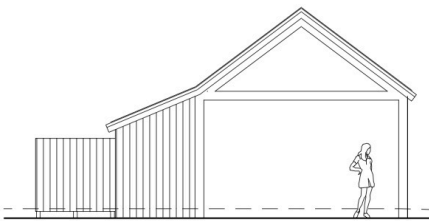
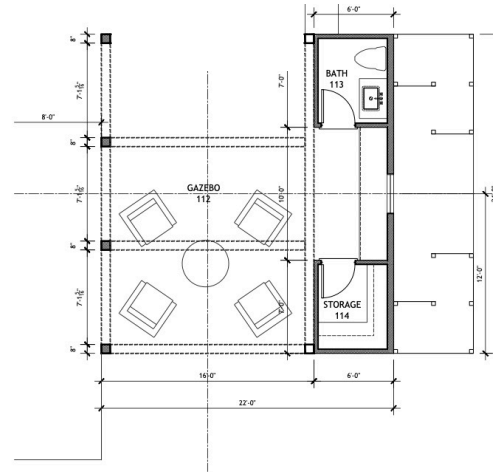
DESIGN DEVELOPMENT

HDC 1

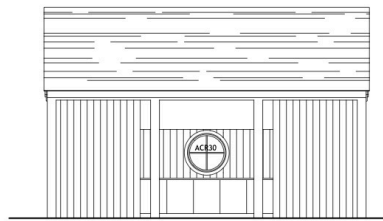
GAZEBO
SCALE: 1/4"=1'-0"

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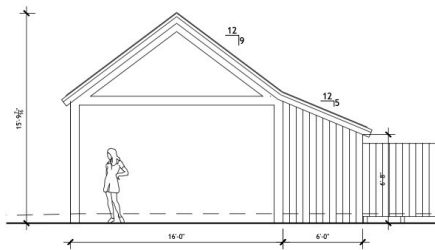
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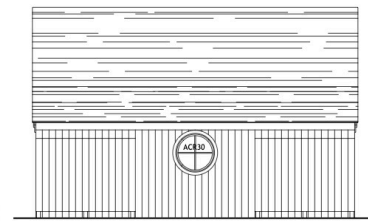
NORTH ELEVATION
1/4"=1'-0"



WEST ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"





SPEC SHEETS



I. SITEWORK & LANDSCAPING

1. Surveyor to stake and as-built accordingly.
2. Excavation as required by the foundation plan.
3. Excavation material to be trucked off site and returned as necessary.
4. Trench water, sewer, power, cable television, and phone below frostline and backfill with clean material.
5. Pea stone driveway cut into the grade.
6. Base landscaping to include the following:
 - Hydro-seed in all non-planted areas
 - Irrigation system
 - Foundation plantings in quantity and species as generally noted on landscape concept plan by Atlantic Landscaping (see plan and scope on page 23)

II. CONCRETE

1. Foundation walls: Poured concrete walls to be poured in accordance with dimensions, depth of wall and reinforcing as shown on structural drawings issued for building permit.
2. Galvanized hot-dipped anchor bolts as noted and dimensioned on structural drawings.
3. Walkdown staircase / Cedar Balusters.
4. Cast-in-place concrete basement window wells to be located upon completion of landscape plan (integral egress ladder not included)

III. FRAMING

1. Sills: 2 x 6 pressure treated on fiberglass sill seal.
2. Floor Joists and rafters: as shown on structural drawings.
3. Frame Walls: 2 x 6 construction grade spruce 16" O.C. with 1/2" CDX sheathing.
4. Headers: As required, insulation where possible.
5. Roofing Decking: 5/8" CDX
6. Partitions: 2 x 4 Construction grade spruce 16" O.C.
7. Subfloor: 3/4" T&G Advantech sub-flooring





SPEC SHEETS



IV. INSULATION

1. Roof: Icynene Spray Foam or equivalent polyurethane foam insulation system – thickness and R-values to conform to HERS rating specifications attached by reference.
2. Frame Walls: Conform to HERS rating specifications
3. Sill: Treated expansion joint
4. All Interior Walls: 3 1/2” Fiberglass for sound deadening
5. Floor sandwiching: 6” Fiberglass for sound deadening
6. First Floor Frame: Compliant with HERS rating
7. Second Floor Frame: Compliant with HERS rating

V. EXTERIOR FINISH AND MILLWORK

1. Decking & Stoops: 1x4 Mahogany- Finish: natural to weather
2. Roofing: Cedar “Perfection” natural shingles
3. All copper roof flashing
4. Roofing Paper: 30# Building Felt or Grace Tri-Flex 30- weather dependent at installation
5. Siding: Re-squared & Re-Butted White Cedar Shingles 4 1/2” – 5-1/2” to the weather to be installed with hot dipped galvanized nails
6. Paper: Grace Ice & Water Shield at windows and corners for “splining” in addition to 15# building felt or equivalent “housewrap” on the entire building.
7. Flashing: Lead as required: lead pans under doors. Copper where necessary.
8. Corner Boards: 5/4 x 5”- Primed treated pine
9. Porch Ceilings: 1x6 prime treated pine with center bead or V-groove
10. Exterior Running Trim: 1 x 8 Fascia, 1 x 4 Frieze, 1x4 window & door trim, 1 x 6 Soffit- all to be prime treated pine
11. Windows: Marvin
12. Doors: Marvin
13. Front Door - Custom Wood Door, color TBD





SPEC SHEETS



VI. INTERIOR FINISH

1. Plaster - Skim coat veneer plaster- smooth finish all locations
2. Doors: Two panel solid 1-3/4" x 7'0" doors
3. Casing Molding: 2 1/4 x 1 1/2 flat stock
4. Base Molding: 1 x 10" flat stock
5. Underlayment: Dura-rock cement backer board at tile locations
6. Floor Coverings:
 1. 7" character grade/rustic oak, refer to Allowance Schedule.
 2. \$20 per square foot tile material allowance/bathroom floors & tub and shower enclosures.
7. Clothes Closets: 12" wood shelves and steel poles- Painted poplar or clear maple veneer plywood.
8. Linen Closet: Four 12" wood shelves.
9. Kitchen/Bathroom Cabinets: Refer to Allowance Schedule
10. Kitchen Counters: Refer to Allowance Schedule
11. Bathroom Vanity Counters: Refer to Allowance Schedule
12. Interior Hardware: Baldwin or Emtek
13. Exterior Hardware: Baldwin
14. Shower Doors: framless doors and panels.
15. Interior Stairs: White oak treads to match throughout and poplar risers (Oak handrail, square oak balusters)
16. Basement Stairs: White oak Treads, poplar riser finish.
17. Gas Fireplace Unit: Refer to Allowance Schedule

VII. PAINTING

1. Exterior Running Trim: Painted trim
2. Interior Walls: One coat primer; two coats flat latex, Benjamin Moore, color to be selected by Owner/Owner to supply a room-by-room color description/Bathrooms to be eggshell finish.
6. Ceilings: White
7. Doors and trim: One primer coat, two coats Benjamin Moore semi-gloss satin Impervo (or equal) white/nail holes filled (Color selections by buyer)





SPEC SHEETS



VIII. PLUMBING

1. Well
2. Water Lines: PEX tubing.
3. Waste Lines: 3" PVC Schedule 40.
4. Vents: 3" Copper.
5. Hot Water Heater
6. Sillcocks: Two frost-free per plan.
7. Kitchen Appliances: See Allowance Schedule
8. Hot water recirculating line.
9. Outdoor shower

IX. HEATING

1. Base System: (2) Gas Fired, 95% efficient Hot Air Furnaces- w/Air Conditioning - 6 Zones Complete (Furnaces to be by "Rheem" or equal) with whole-house Aprilaire dehumidifier system. "Lifebreath" heat recovery ventilator unit to be provided.
 - a. Thermostats to be determined in conjunction with buyer
2. Distribution: Wooden Floor Vents to match wood flooring- flush with adjacent finished floor.
3. Supply: 500 Gallon Underground Propane Tank





SPEC SHEETS



X. ELECTRICAL

1. Provide temporary electric service as required by construction.
2. Provide permanent electric service, secondary conductors shall be located underground.
3. Size and service panel for the main house shall be 400 amps. Panel box shall be located in the basement. 200 amp minimum electrical subpanel to be provided in garage. All circuits in the panel box shall be identified. Minimum of Two spare breakers to be left in the panel box.
4. Provide electrical fixtures as per diagrammatic lighting layout plan.
5. All receptacles shall be three prong, fully grounded, bright white (or as selected by owner from stock color range) with matching cover plates. All are to be installed horizontally in the baseboards.
6. Provide ground fault interrupter circuit breakers in bathrooms, kitchen and exterior outlets.
 - a. Provide strip plug mould outlets below upper kitchen cabinets in lieu of wall mounted outlets within backsplash
 - b. Provide strip plug mould outlets below kitchen island countertop in lieu of outlets in end panels or “waterfall” edge.
7. All closet lighting to have concealed motion switches.
8. Connect all appliances and equipment in accordance with manufacturer’s recommendations and specifications.
9. Wire, interconnect and locate all smoke and carbon monoxide detectors per State and Local Codes.
10. Provide CATV television jacks in kitchen, bedrooms & living room.
11. Provide basic coverage for insurance company requirements regarding fire and heat loss.
12. Sufficient motion detectors will be installed to detect intrusion at all points of entry.
13. Security System: Central control panel with Control consoles (keypads) installed on first and second floor locations.
 - a. All work will be in compliance with state electrical and federal codes including smoke/ carbon monoxide detectors.
 - b. All work will be performed by licensed and insured personnel.
 - c. Monitoring of the system to be arranged by the homeowner with a UL listed and FM approved Central Monitoring Station. Heat loss detection to be added.





SPEC SHEETS



XI. ELECTRICAL FIXTURES (ELECTRICAL PLAN FORTHCOMING AFTER REVISIONS)

1. All indirect/ recessed lighting and undercabinet lighting to be provided in general locations and quantities as shown on diagrammatic lighting plan.

XII. PLUMBING FIXTURES

1. Plumbing fixtures to be selected by the buyer under the allowance schedule attached.

WORK/ SCOPE ITEMS NOT INCLUDED IN CURRENT BASE CONTRACT WORK:

1. Emergency Generator or any additional up-sizing of buried propane tank required for extensive run-time
2. Special exterior landscaping or pool area lighting
3. Pool/yard enclosure fencing and gates
4. Fire pit as shown conceptually on referenced landscape design drawings
5. Special integrated audio-visual or home theater systems
6. Purchase of bath mirrors or recessed medicine cabinets (installation by contractor included in base work)
7. Purchase of bathroom accessories (installation by contractor included in base work)
8. Special integrated lighting control system(s)
9. Window treatments or other specialized applied interior design elements

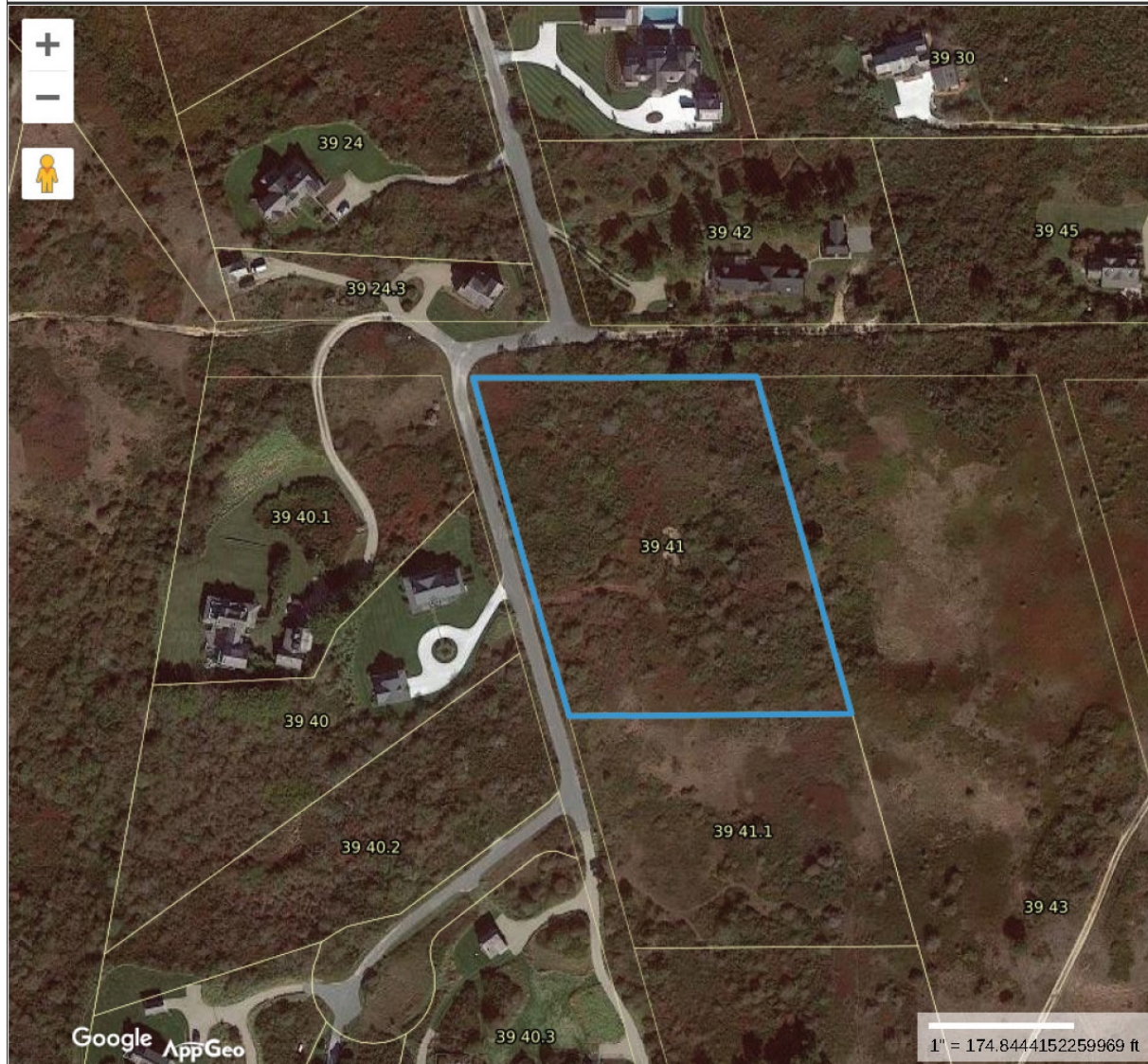




GIS MAPS



26 Douglas Way, Nantucket MA 02554 (Satellite Close)

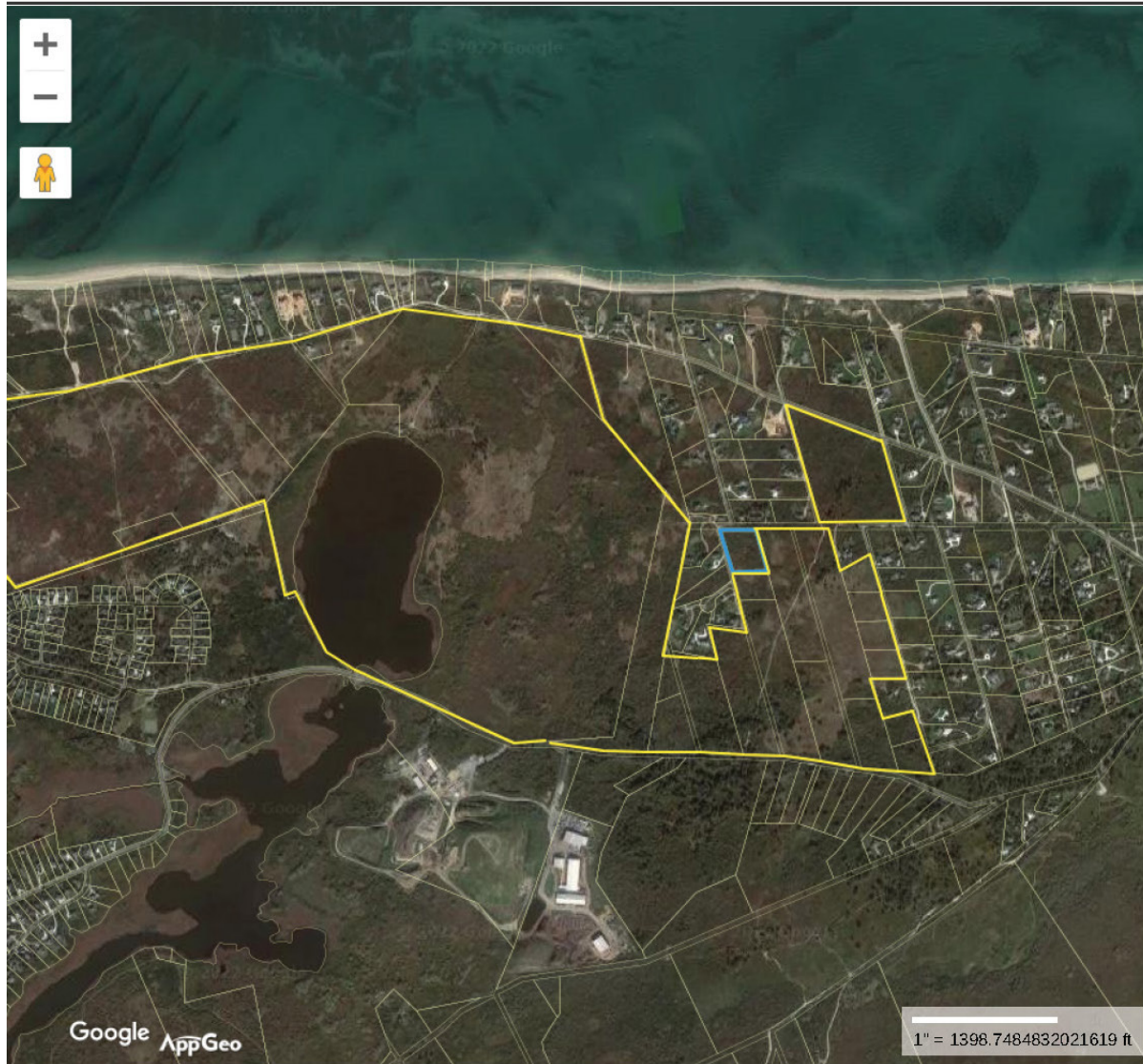




GIS MAPS



26 Douglas Way, Nantucket MA 02554 (Conservation1) printablemap-properties





GIS MAPS



26 Douglas Way, Nantucket MA 02554 (Conservation Close) printablemap-properties





APPLIANCES



ROOM	ITEM	QTY	NAME/SPEC	SIZE	COLOR
104 MUDROOM/LAUNDRY					
	Washer	1	LG Front Load WM4000HWA	27Wx39Hx30 1/4D	White
	Dryer	1	LG Front Load DLEX4000W	27Wx39Hx30 1/8D	White
110C KITCHEN					
	Dual Fuel Range	1	Wolf 6 Burner DF36650/S/P	35 7/8Wx36 1/2Hx29 1/2D	Stain Steel
	Refrigerator	1	Sub-Zero Side by Side BI-42S/S	42W x 84H x 24D	Stain Steel
	Microwave	1	Wolf Prof. Drawer MD30PE/S	29 7/8Wx15 1/8Hx21 7/8D	Stain Steel
	Refrigerator Drawers	1	Sub-Zero Designer ID-24RO	24Wx34 1/2Hx24D	Panel Ready
	Wine Storage	1	Sub-Zero Undercounter DEU2450W	24Wx34 1/2Hx23 1/8D	Panel Ready
	Dishwasher	1	Miele G5266 SCVi	23 5/8Wx33 3/4Hx22 1/2D	Stain Steel
	Single Oven	1	Wolf Built in Single SO3050PE/S/P	29 7/8Wx28 1/2Hx23D	Stain Steel
110D APPLIANCE PANTRY					
	Warming Drawer	1	Wolf WWD30	29 7/8Wx10 3/8Hx22 3/4D	Stain Steel
	Refrigerator/Freezer	1	Sub-Zero Over/Under DET3050CIID	30Wx84Hx24D	Panel Ready
POOL PANTRY					
	Washer	1	LG Front Load WM4000HWA	27Wx39Hx30 1/4D	White
	Dryer	1	LG Front Load DLEX4000W	27Wx39Hx30 1/8D	White





FINISH SCHEDULE



ROOM	BASE DESIGN	CHANGES/REQUESTS	COMMENTS & EXCLUSIONS
100 FOYER			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
101 BEDROOM			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
101A BATHROOM			
Walls	Plaster		
Ceiling	Plaster		
Floor	Tile per Allowance		
Millwork	Vanity (Vendor TBD)		
Shower	Tile per Allowance; 1/2" Frameless Shower Glass		
Countertop	Stone per Allowance		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
101B CLOSET			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Cabinetry		





FINISH SCHEDULE



Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
102 BEDROOM			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
102A BATHROOM			
Walls	Plaster		
Ceiling	Plaster		
Floor	Tile per Allowance		
Millwork	Vanity (Vendor TBD)		
Shower	Tile per Allowance; 1/2" Frameless Shower Glass		
Countertop	Stone per Allowance		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
102B HALL/CLOSET			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Cabinet (Vendor TBD)		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
103 STORAGE			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Cubbies		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
104 MUDROOM/LAUNDRY			
Walls	Plaster		





FINISH SCHEDULE



Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Cabinetry		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
105 STAIR HALL			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
106 LIVING ROOM			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Fireplace Wall		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
107 BAR			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Cabinetry		
Countertop	Stone per Allowance		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
108 POWDER ROOM HALL			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Custom Bench		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		





FINISH SCHEDULE



109 POWDER ROOM			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Vanity		
Countertop	Stone Per Allowance		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
110A SITTING ROOM			
Walls	Plaster		
Ceiling	Plaster with Oak Beams		
Floor	Character-Grade Oak		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
110B DINING ROOM			
Walls	Plaster		
Ceiling	Plaster with Oak Beams		
Floor	Character-Grade Oak		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
110C KITCHEN			
Walls	Plaster		
Ceiling	Plaster with Oak Beams		
Floor	Character-Grade Oak		
Millwork	Cabinetry		
Countertop/Backsplash	Stone/Tile per Allowance		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
110D KITCHEN/APPLIANCE PANTRY			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Cabinetry		





FINISH SCHEDULE



Countertop/Backsplash	Stone/Tile per Allowance		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
111 POOL PANTRY			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Cabinetry		
Countertop/Backsplash	Stone/Tile per Allowance		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
200 HALL/STAIR HALL			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork/Stair	White Oak Treads & Railing		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
201 BEDROOM			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
201A BATHROOM			
Walls	Plaster		
Ceiling	Plaster		
Floor	Tile per Allowance		
Millwork	Vanity (Vendor TBD)		
Shower	Tile per Allowance; 1/2" Frameless Shower Glass		
Countertop	Stone per Allowance		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		





FINISH SCHEDULE



201B CLOSET			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Cabinet		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
202 BEDROOM			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
202A BATHROOM			
Walls	Plaster		
Ceiling	Plaster		
Floor	Tile per Allowance		
Millwork	Vanity		
Shower	Tile per Allowance; 1/2" Frameless Shower Glass		
Countertop	Stone per Allowance		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
202B CLOSET			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Cabinetry		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
203 PRIMARY SUITE			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		





FINISH SCHEDULE



Millwork	Cabinetry		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
203A OFFICE			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Desk/Cabinetry		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
203B PRIMARY BATHROOM			
Walls	Plaster		
Ceiling	Plaster		
Floor	Tile per Allowance		
Millwork	Vanity (Vendor TBD)		
Shower	Tile per Allowance; 1/2" Frameless Shower Glass		
Countertop	Stone per Allowance		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
203C CLOSET			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Cabinetry		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
305 STAIRHALL			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	White Oak treads & railing		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		





FINISH SCHEDULE



306 FAMILY ROOM			
Walls	Shiplap		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Cabinetry		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
307 BAR			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork	Cabinetry		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		
308 POWDER ROOM			
Walls	Plaster		
Ceiling	Plaster		
Floor	Character-Grade Oak		
Millwork/Countertop	Vanity/Stone per Allowance		
Window/Door Trim	2 1/4" x 1 1/2" flat stock		
Base Trim	1" x 10" flat stock		





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***INTERIOR DESIGN SUGGESTIONS**

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SITTING ROOM

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LIVING ROOM





FURNISHINGS



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DINING ROOM

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KITCHEN





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OUTDOOR



OUTDOOR

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ISLAND MAP



BEACHES

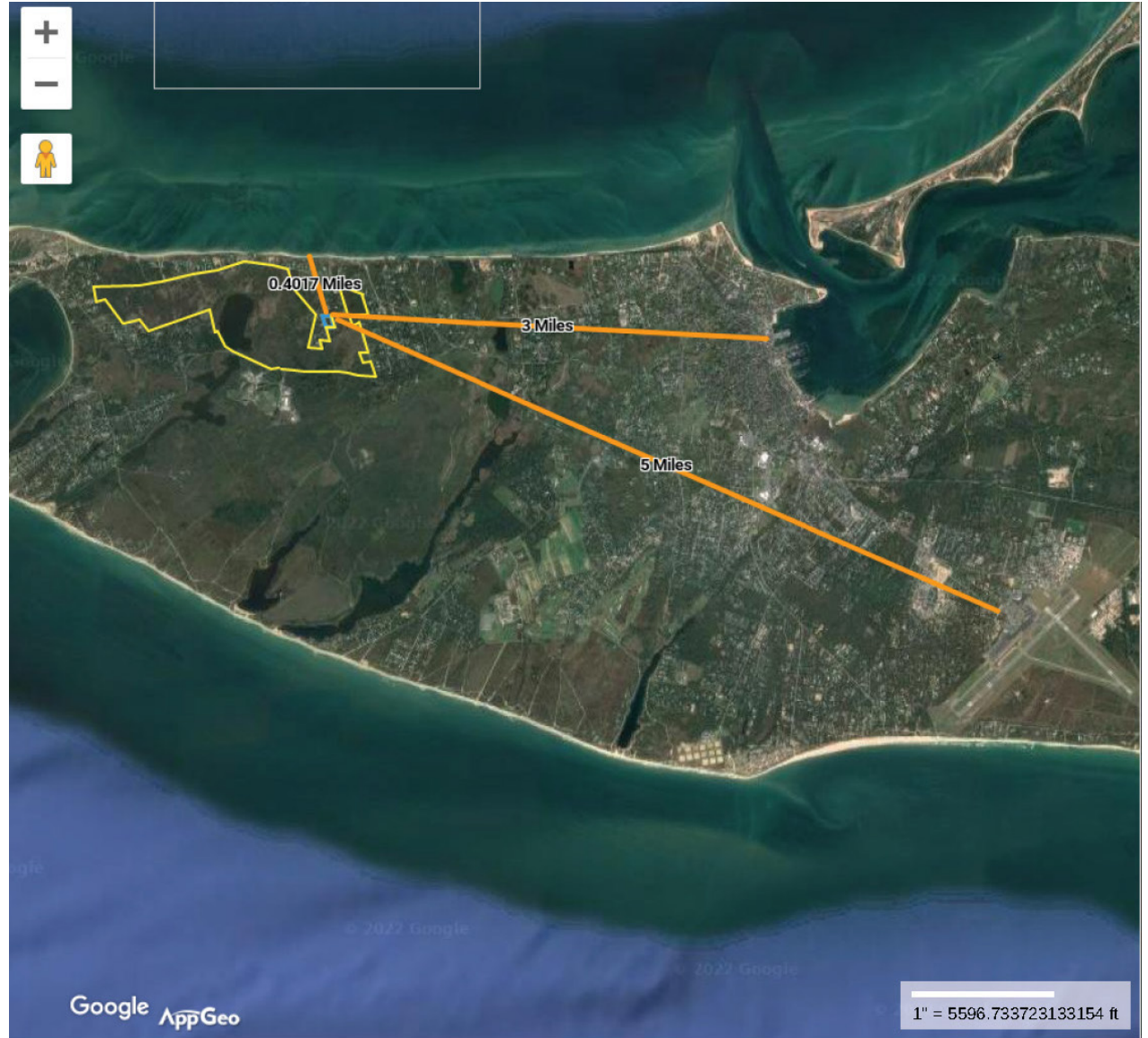
Dionis Beach	1 mile
40th Pole	1.6 miles
Steps Beach	3.6 miles
Madaket Beach	3.6 miles
Jetties Beach	3.7 miles
Cisco Beach	5.1 miles

EATS & ENTERTAINMENT

Millie's Restaurant	3.2 miles
Main Street	3.5 miles
Galley Beach	3.4 miles
Cisco Brewers	3.7 miles
The Chicken Box	4.3 miles
Miacomet Golf Course	4.5 miles
Bartlett's Farm	4.2 miles

TRANSPORTATION

WAVE Shuttle (Madaket Beach Route)	1.5 miles
Madaket Bike Path	1.3 miles
Cliff Road Bike Path	2.2 miles
Steamship Authority	4.1 miles
Hyline Cruises	4.4 miles
Nantucket Memorial Airport	6.4 miles



CONTACT INFORMATION

To schedule a showing, or to request additional information please contact:

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