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GLOBAL LUXURY

Jonathan P. Radford is pleased to present

"Swain's Neck", Nantucket

Offered at $35,000,000

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I. INTRODUCTION

Nantucket Today

Art studios and galleries, bountiful boutiques, restaurants, the Nantucket Whaling Museum, book, comedy, cranberry, daffodil, film, food, and wine festivals, and regattas make Nantucket one of New England's chief cultural centers and an international destination for vacationers and second-home owners. The island's Atlantic Ocean location keeps its temperatures and rains moderate year-round. Its historic district includes late 17th century wooden homes that are simple in design, in keeping with Quaker distaste for ornamental excess; Federal sea-captain and merchant residences with lavish ornament reflecting whaling prosperity; and a large collection of Greek Revival houses, built after the Great Fire of 1846.

Nantucket History (See source notes)

Arable land, ample fishing, lush scenery, ocean vistas, and oasis remoteness have made Nantucket an ideal place to live, work and visit since its 17th century beginnings.

Originally inhabited by some 3,000 Wampanoag natives who capitalized on its bounty of flora, fauna, fish, forests, and beached whales to flourish as a self-governing nation, the island was first sighted and charted by English explorer Bartholomew Gosnold, who called it "the glacier's gift." By 1641, it was deeded by British authorities to Watertown merchants Thomas Mayhew and Thomas Mayhew Jr., who farmed, grazed sheep for wool, and whaled for oil on the island and converted many of its natives to Christianity.

In 1659, Merrimack Valley Quakers, fleeing persecution from Puritans, bought an interest in the island from the Mayhews and settled on it as its "first proprietors." They included Peter Folger, Christopher Hussey, and Thomas Macy, whose descendants included Rowland Hussey Macy, founder of Macy's department store in New York in 1858, and James A. Folger, founder of Folgers Coffee in California in 1872.

First called Sherburne after the English hometown of some of the settlers, the island was renamed Nantucket - Wampanoag for "faraway land" - in 1795. Soon it grew into New England's whaling capital, supplying whale oil for streetlights, lamps and candles. Shipbuilding and blacksmith shops, ropewalks, seamen's boarding houses, and stores sprang up, generating a seaside residential community on Nantucket's Great Harbor.

By the 1840s, Nantucket's population had peaked at 9,000 and the influence of its whaling industry extended world-wide. However, New Bedford's growing whaling market and the increased demand for cheap kerosene from Pennsylvania's petroleum fields eventually thwarted Nantucket's whaling industry. Furthering its demise were the Great Fire of 1846, the Great Harbor silting that blocked whaleships, the growth of mainland rail transport, and the mass exodus of Nantucketers to the 1849 California Gold Rush.

The hospitality industry was already nurturing Nantucket's recovery, however. By 1845, rooming houses and inns were promoting "the invigorating and delightful indulgence of Sea Bathing" as an incentive to summer on Nantucket, which the *Nantucket Inquirer* editor reported as "becoming quite a fashionable place… If suitable accommodations were provided, [Nantucket] would take a prominent station among the watering places, which collect their crowds during the summer months."

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"SWAIN'S NECK", NANTUCKET

Nantucket's first summer hotel was built in the 1870s. Four more followed over the next 10-12 years, along with Nantucket women luring summer boarders into their homes with "large airy rooms" and "nicely cooked bluefish." Despite the growth of the fledgling tourist industry, gradual depopulation left it a virtual ghost town until the 1950s, when developers began to restore many of the pre- and post-Civil War buildings - preserved through long-term desertion - to create a luxury residential and vacation resort for well-to-do populations in the Northeast United States.

NOTE: The description above was created from various sources. See source notes at the end of this brochure.

II. PROPERTY DESCRIPTION

"Swain's Neck" encompasses over 63 acres of lush grasslands, wetlands and forests, enhanced by picturesque panoramas and salty sea breezes. This idyllic, remote and tranquil setting is potentially Nantucket's most private family retreat. The estate's winding private driveway gradually reveals a natural wonderment of leas, trees and pastures as it approaches the main residence far out on the peninsula and surrounded by water and manicured grounds. Vast lawns to the rear of the main house provide a smooth transition to the private shore's sandy walking trail. The 63 acres provide wonderful opportunities for nature walks around the property. For the equestrians, there are two fenced paddocks where the owner has kept horses. For the sports enthusiasts, there is a multi-sport Sports Court (see SportsCourt.com). For boating families, there are two moorings and a boat house in which to keep water toys.

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Main Residence

The home is arranged in a C-shape that follows the curve of the shoreline and offers ocean and Polpis Harbor views from all principal rooms. The architecture features many symbols of Nantucket's Quaker, Colonial, farming and whaling heritage: weathered wood shingles, multiple gables and dormers, farmer's porches at most entrances, porthole-like oculi and an overall farmhouse-like simplicity in design. The main residence is centered around a two-story great room. The open floor plan is designed to promote a casual and relaxing lifestyle for the family and its guests. The home has approximately 8,000sf and comprises five bedroom suites, including the first-floor master with its sitting room and deck, all with harbor views.

First Floor

- **Foyer** (8'0" x 27'0"*). The foyer is an integral part of the two-story **Great Room** (24'0" x 27'3). Together these rooms provide approximately 900sf of entertaining space.

- **Great Room** (24'0" x 27'3"*). Guests entering the home are immediately struck by dimensions of the two-story Great Room and its rear double French doors, flanked by twin windows, providing a panoramic view of the sweeping rear lawns and Polpis Harbor. Above a semi-Palladian clerestory window is a cathedral ceiling with exposed painted beams. A notable feature of the room is a Flemish-bond brick fireplace with its Siena marble surround, classic mantel with pilasters, overmantel picture space framed by pilasters, and multiple layers of crown molding. Walls of the Great Room are fully paneled to the height of the crown molding which is capped in cherry to match the hand rail of the bridal staircase. The curved staircase, with its turned balusters, rises to the second-floor gallery overlooking the Great Room.

- **Kitchen.** The kitchen is part of a large open plan family space comprising the kitchen (19'0" x 21'0"*) and the **Family Room** (23'0" x 17'0"*) with its dining

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"SWAIN'S NECK", NANTUCKET

area. This combination of open plan rooms is the heart of family life. A wide doorway separates this area from the Great Room. The kitchen is extensively furnished with Brookhaven cabinetry by Wood-Mode (see Wood-Mode.com). Base and wall cabinets around the perimeter are painted and some upper cabinets are glazed for display purposes. Cabinets include an appliance garage and various panty/storage units with roll-out shelves. The center island has a complimentary cherry finish. The island has a small porcelain prep sink, a stove with overhead pot-and-pan rack and a raised bar from which six guests can be entertained by

the chef. The kitchen counters are mainly granite. There are some cherry counters to provide a contrast and to match the center island. The appliance package comprises a Thermador five burner stove with Thermador downdraft extractor, Thermador wall ovens, two Sub-Zero 601R refrigerators, a set of Sub-Zero 700 BR refrigerator drawers and two Bosch dishwashers. There is an additional porcelain double sink with In-Sink-Erator under a bank of windows facing the harbor. Connected to the kitchen is the **Pantry** (8'6" x 11'6"*) with additional cabinets and a Sub-Zero 601F freezer.

- **Family Room** (23'0" x 17'0"*). The family room has two walls each with sliding doors flanked by twin windows providing a panoramic view of the sweeping rear lawns and Polpis Harbor. There is ease of access to the rear decks and a patio with two hard-piped gas grills. The family room has a dining area that can comfortably seat 10-12 people and a sitting area. The sitting area has a Flemish-bond brick fireplace with a classic oak mantel supported by paneled pilasters and paneled overmantel picture space. To the right of the fireplace is a built-in media center with retractable doors. The more time one spends in this area, the more one understands why the open plan nature of these rooms is a draw to family and friends and promotes lively social gatherings.

- **Media Room** (13'6" x 17'0"*). The cozy media room provides an escape for family and friends to enjoy a movie or a favorite sporting event. The room has water views and is equipped with surround sound speakers.

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- **Master Bedroom Suite**. The master suite is truly an owners' sanctuary and comprises approximately 1,600sf with the following amenities:

  - **Sitting Room** (27'0" x 17'9"*). Double French doors open from the Great Room to the owners' sitting room with its dominant Flemish-bond brick fireplace set in a wall of rich cherry paneling and library shelves. To the left of the fireplace is a wet bar with white porcelain sink and integrated refrigerator. To the right is a built-in desk and computer work station. There are views of the harbor to the east and the front gardens to the west.

    A second set of double French doors separate the owner's sitting room from a wide foyer/gallery (6'0" x 16'0"*) that leads to the master bedroom, bathroom and dressing room.

  - **Master Bedroom** (21'0" x 22'9"*). The master bedroom has two walls of windows overlooking Polpis Harbor and a set of double French doors leading to the master covered deck. The bedroom has a cathedral ceiling illuminated by cove lighting discreetly hidden by crown molding. The room is sufficiently large to accommodate a sitting area.

  - **Master Bathroom** (23'6" x 11'3"*). The spa-inspired master bathroom has a high ceiling and a triple clerestory window providing an abundance of natural illumination. There are additional windows and a window-seat. On one side, a wide marble vanity with generous counter space is fitted with two sinks. There is an abundance of storage with cabinets above and below the counter. On the opposite side, a Kohler whirlpool tub is set in a wide marble deck. There is a ThermaSol steam shower with bench seat. The shower is surrounded

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by glass blocks providing filtered light. There is a separate WC with toilet and bidet, and closet with washing machine and drier. The bathroom connects to master bedroom and to the dressing room.

- **Dressing Room** (23'6" x 11'2"*). The dressing room is entirely furnished with custom crafted furniture. The is an abundance of hanging space and shoe storage. A center island has a cherry counter, drawers and a retractable ironing board. Two big windows with plantation shutters give plenty of light and views over the front gardens.

- **Guest Powder Room** (8'8" x 5'0"*). The powder room has a free-standing antique-style wood cabinet vanity with hammered copper sink and brass fixtures. There is wainscoting, a chair rail and dual tone plank hardwood floor.

- **Family Entrance** (16'8" x 13'6"*). The family entrance (mud room) has extensive bench seating and access to the **Coat Room** (9'6" x 8'0"*). From the family entrance there is a door out to the front of the property and a door to the two-car garage. This is also the convenient location of the rear staircase with direct access to the bedroom suites.

- **Laundry Room** (13'0" x 8'0"*). This room is fitted with base and wall cabinets and a stainless-steel sink. There is a Kenmore Elite HE3t washer and HE3 dryer. Windows look over the rear of the property.

- **Garage** (25'0" x 27'0"*). The attached two-car garage is accessed via the family entrance or a side door from the garden. The garage has plenty of room for storage.

Second Floor

Two staircases lead to the second floor. The main staircase rises to the second floor landing which incorporates a **Gallery Area** (8'0" x 27'0"*) overlooking the Great Room.

- **Bedroom 2** (22'0" x 18'6"*) has windows overlooking the front of the property and distant harbor views. The bedroom is currently configured to offer a sleeping area with a King-size bed and a sitting area with a sofa and chairs. The **ensuite bathroom** (8'8" x 8'3"*) has a ceramic tile floor, vanity with Corian counter and two sinks, a built-in mirror, and a tub with shower attachment and glass enclosure. The room has a walk-in closet (5'8" x 8'3"*).

- **Bedroom 3** (14'9" x 16'9"*) has room for two full-size beds and a desk or sitting area. The room has a walk-in closet. A **large ensuite bathroom** (11'1" x 10'3"*) with harbor views has tumbled marble floors, a vanity with Corian counter and single sink and a free-standing oval Kohler tub. The shower has a mosaic tile floor, Faience tiles on the walls and ceiling and a mid-height frieze featuring fish, frogs, snails and plants. There is wainscoting and a built-in mirror.

"SWAIN'S NECK", NANTUCKET

- **Bedroom 4** (26'0" x 16'10"*). This extremely spacious bedroom accommodates two Queen-size beds, or could be arranged to have a sitting area as well as a bedroom area. The room has incredible harbor views from windows on two sides. There is a double closet and single closet, both with custom furniture. A **large ensuite bathroom** (19'9" x 9'9"*) with harbor views has tumbled marble floors, a vanity with Corian counter and single sink, a free-standing oval Kohler tub, a shower with marble tile floor and Faience tiles on the walls and ceiling featuring a star pattern. There is wainscoting, a built-in mirror and a built-in chest of drawers.

- **Bedroom 5** (24'0" x 14'0"*) is the smallest of the guest bedrooms, however it still accommodates a Queen-size bed, a small sitting area and a desk under the window from which to watch activity on the harbor. The **ensuite bathroom** (9'6" x 5'6"*) has a vanity with single sink with built-in mirror above, and tub with shower attachment and glass enclosure.

- The second-floor hallway has a desk area and five double closets.

Lower Level

The lower level has a ceiling height of approximately 5'8". Steel I-beams make it unsuitable for conversion into living space. This level is dedicated to storage and all utilities.

Guest Cottage

Guests will enjoy the privacy of the two-bedroom/two-bathroom guest cottage with its large open plan kitchen, dining, and living room. Entrance to the guest cottage is through its screened porch (11'6" x 11'9"*) which is ideal for guests to enjoy a quiet breakfast before starting their day discovering the island.

- **Kitchen** (15'6" x 13'6"*). The kitchen has white cabinets by Whitebrier and a KitchenAid appliance package including an electric five-ring cooktop, oven, dishwasher and refrigerator/freezer. The counters and backsplash are finished in Faience tiles and there is a ceramic sink with In-Sink-Erator. The dining area has a built-in banquet.

- **Living Room** (12'2" x 18'3"*). The living room and kitchen are open plan, bright and spacious. Multiple windows face the water and there is a built-in media center.

- **Master Bedroom** (12'9" x 11'4"*) has water views, an **ensuite bathroom** (12'2" x 11'3"*) and a furnished **walk-in closet** (12'2" x 11'3"*). The ensuite bathroom has a large tiled shower with a glass enclosure, a vanity with double sinks and built-in mirror, ample cabinet storage and a linen closet.

- **Bedroom 2** (12'9" x 11'5"*). Designed as a children's bedroom with floor-to-ceiling beadboard walls, window seats, built-in shelves and locker storage, this bedroom with its double closet has the appearance of a seaside cabin.

- **Bathroom 2** (7'8" x 8'0"*) has a pedestal sink and a bathtub with the shower attachment and glass enclosure. The room has beadboard wainscoting and a linen closet.

- There is a laundry closet with stacked Maytag washer/dryer.

- There is an outside shower.

Fitness Studio, Media Center or Home Office

A separate studio features an octagonal turret recalling the lighthouses of Massachusetts' maritime history. Possibilities for the studio are at the buyer's choice: a fitness/yoga studio, media center, a home office or additional guest accommodation.

There are two areas to the main room:

- **Media Room/Area** (21'0" x 17'0"*). This area is currently used as a media room. There is a wall of built-in media cabinets, shelving, and cherry counters. There is a wet bar with base and wall cabinets, marble counters, a hammered sink, GE profile microwave, subzero icemaker, and subzero refrigerator. This area of the room has painted beams below a cathedral ceiling, plain-plank wainscoting and a chair rail.

- **Study Area** (14'3" x 14'3"*). Contiguous with media area, pilasters flank entry to study. Octagonal in shape, each wall has a 6-over-1 window with plantation shutters, an oculus, and a clerestory ribbon-window. The octagonal domed cathedral ceiling is painted with a fresco of clouds and recessed lights give a "stars" effect at night. There is built-in cabinetry around the room with a cherry counter.

- **Bathroom** (8'8" x 7'7"*). The bathroom is furnished with a vanity and single hammered sink, mirror with medicine cabinet, large shower with rain shower head, tiled floors, walls and ceiling. There is a window with a plantation shutter.

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Boat House

At the water's edge, a shingled waterfront boat house has a screened sun porch for al fresco dining and admiring the breathtaking harbor, sandbar and ocean views. There is a single room with four windows. The boat house has electricity, hot water, and an outside shower. One can imagine that the boat house would be the perfect summer camping location for children and grandchildren. There is a separate storage shed.

Carriage/Gate House

Visitors to the property pass two simple fieldstone pillars to the estate's gatehouse and drive through the covered, gated, entrance court. With its simple design, cupola and weathervane, the gatehouse is attractive, discrete and belies the estate beyond. The gatehouse complex comprises the caretaker or estate manager's apartment, a large tractor barn and various other storage possibilities.

Caretaker's or Estate Manager's Apartment

- **Entrance** with coat closet and laundry closet with Frigidaire Gallery stacked washer/dryer.

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- **Living Room and Kitchen** (18'11" x 13'2"*). This open plan room has high ceilings, white painted exposed beams, recessed lights, and pine floors. Double French doors open to a fabulous deck (10'0" x 15'6"*). The kitchen area has white base and wall cabinets, laminate counters, a GE Spacemaker microwave and GE Spectra free standing oven.

- **Master Bedroom** (13'9" x 16'0"*) has beadboard wainscoting, a closet, a sink and a window overlooking the back garden.

- **Bedroom 2** (9'10" x 8'0"*) has beadboard wainscoting, a closet and a window overlooking the back garden.

- **Bathroom** (9'18" x 5'8"*) has a shower and vanity with single sink.

Other parts of the building include:

- **Tractor/equipment barn** (25'0" x 43'0"*) with workshop (13'9" x 16'0"*).

- **Storage shed** (21'0" x 9'6"*).

- **Covered porch** (11'6" x 21'3"*).

- **Covered gated entrance court** (21'0" x 17'0"*).

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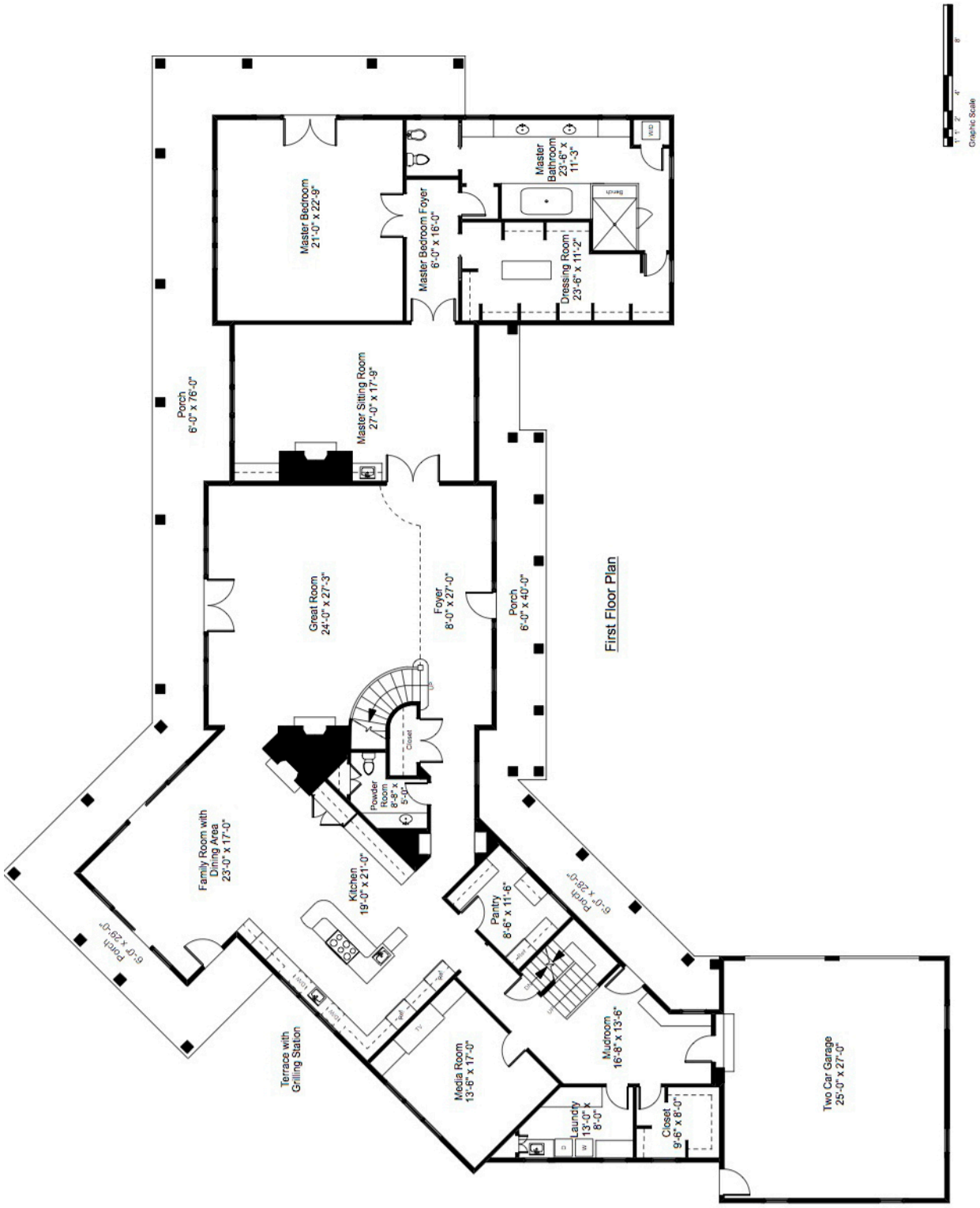
III. FLOOR PLANS



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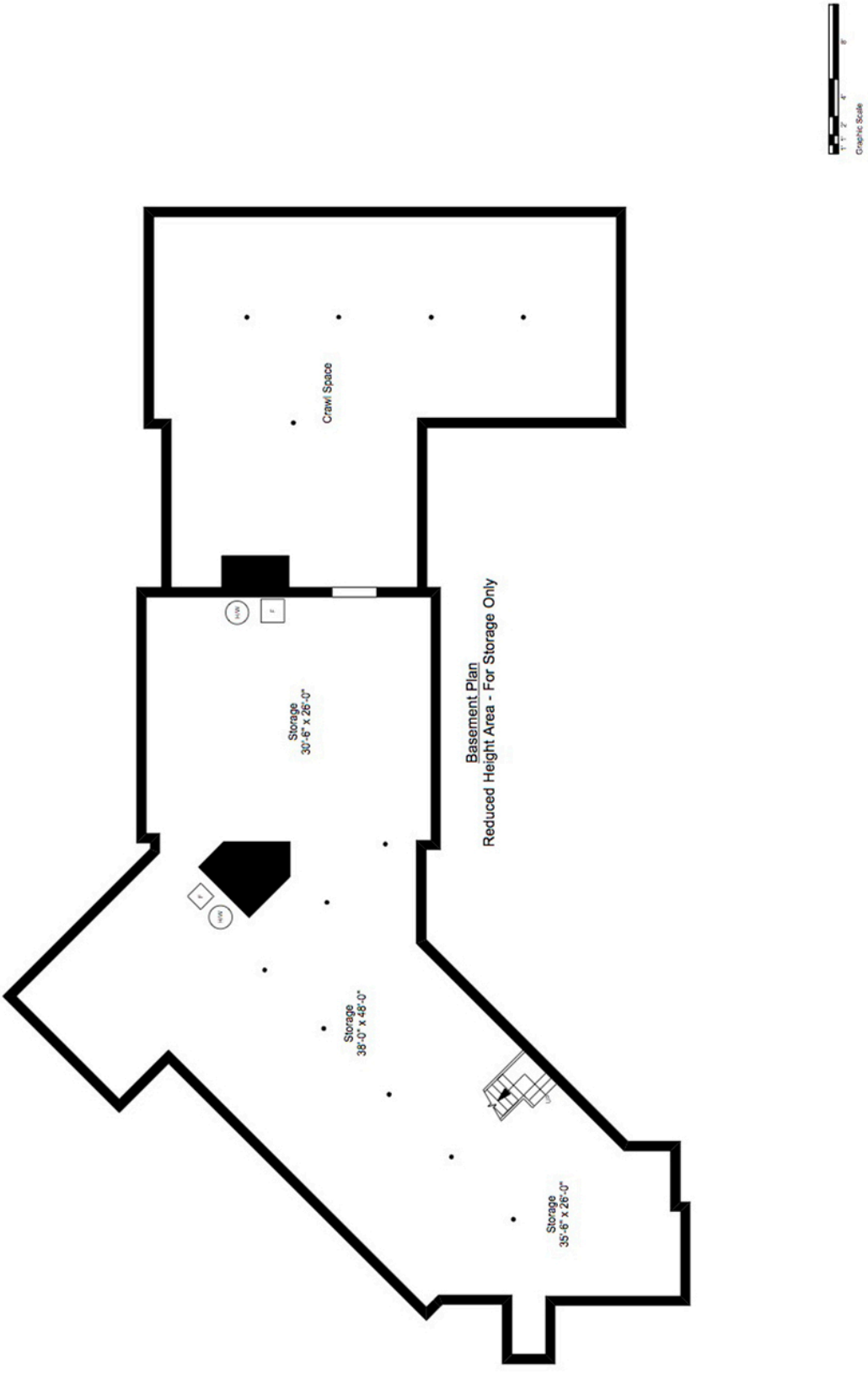

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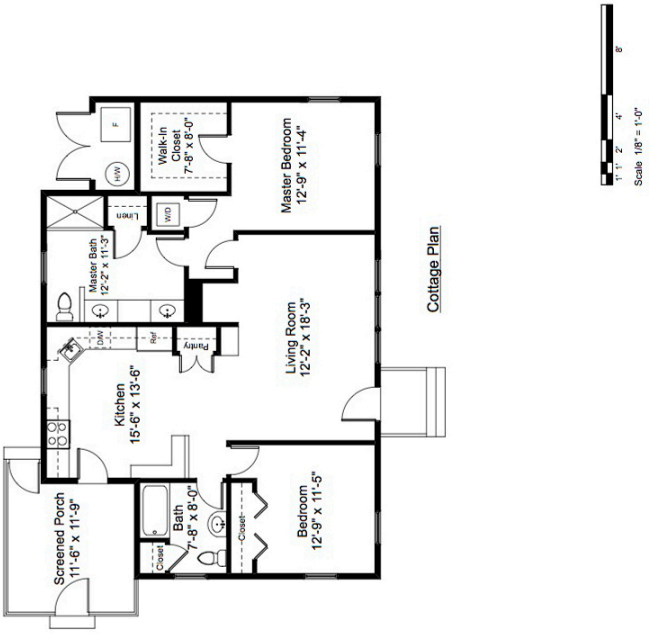

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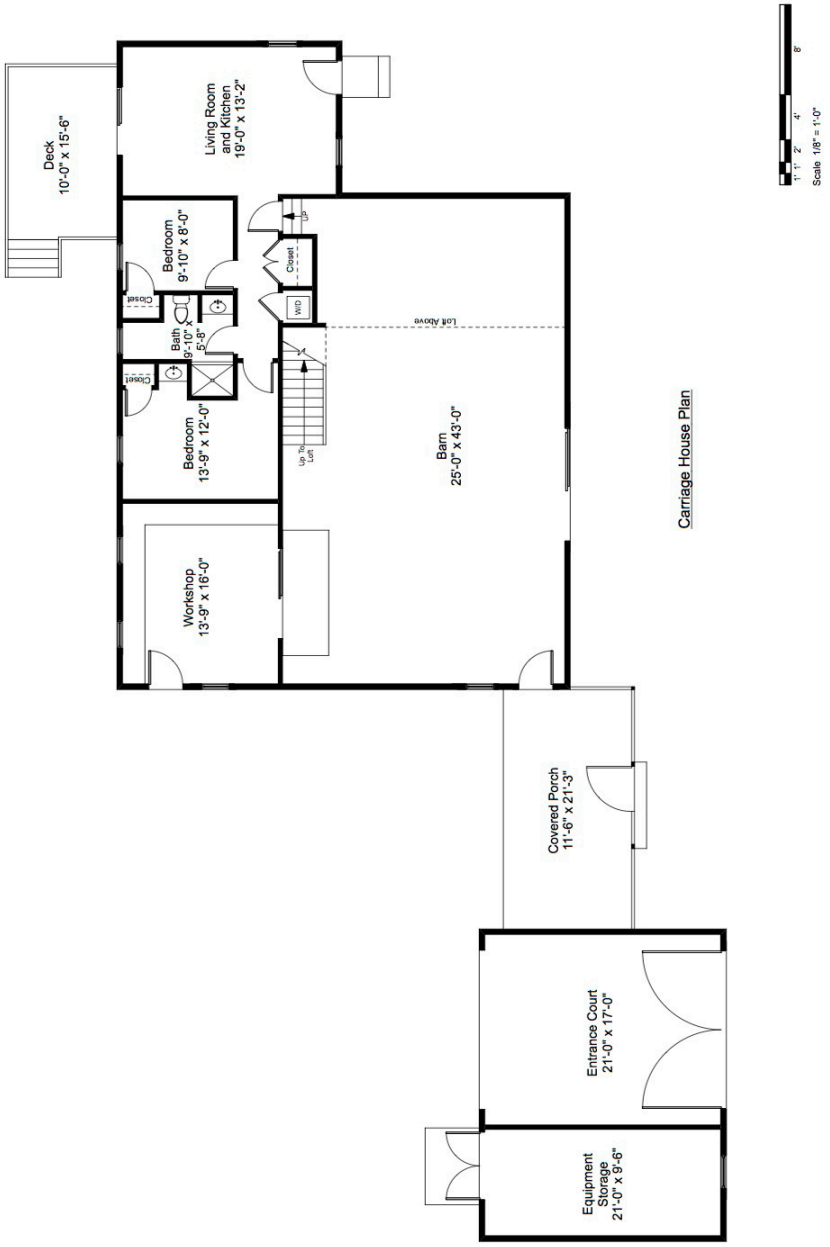

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IV. OBSERVATIONS & TECHNICAL DETAILS

Main House

- **Alarm System**. The main house has an alarm.
- **Architectural Details/Design**. One cannot fail to be impressed with the quality of craftsmanship and the choice of materials. The home features many architectural details throughout and all principal rooms have crown molding and detailed millwork. The superb architectural design that curves to follow the shoreline provides all main rooms and all bedrooms with spectacular water views.
- **Condition**. The home is in superb condition, inside and out (painted 2016) and retains the appearance of new construction.
- **Flooring**. Beautiful cherry wood floors in spectacular condition are found through the home, with the exception of bedrooms and the media room which have wall-to-wall carpet, and bathrooms and laundry room which have stone or tile.
- **Heating and Air Conditioning**. These are forced air systems. Heating is provided by two oil-fired Weil-McLain Gold Plus furnaces running in relay and supplying eight zones. Air conditioning is central and supplied by eight Rudd compressors. These compressors are towards the end of their life expectancy. The air handlers are fitted with Air Bear filters. There is a new (2016) above ground 275-gallon oil tank.
- **Hot water** is supplied by a dedicated Weil-McLain Gold Plus furnace. There are three hot water storage tanks of 36 gallons each.
- **Humidification control** is provided by Nortec humidifiers.

- **Irrigation system**. The irrigation system extends around the main house (not all the way to the shoreline), guest cottage, studio and gatehouse. Sprayers cover the lawns and drip lines supply water to the foundation flower beds.
- **Lighting**. There is recessed lighting throughout the home and exterior lighting around the buildings. Lighting in the house is controlled by a programmable Lutron system.
- **Septic Systems**. The property has two new (2016) innovative SeptiTech septic systems. One system is for the main house and its outbuildings, the other is at the gatehouse.

- There are **sump pumps** installed in the basement.

- **Vacuum**. There is a Silent Master central vacuum system.

- **Water**. The property has its own supply of water, for both domestic and irrigation use, from five wells around the property. There is a **water filtration** system and a Well-x-Troll expansion storage tank in the basement.

Guest Cottage

- **Alarm System**. The guest cottage has an alarm.

- The **basement** is only for storage and the systems and is accessed via an exterior bulkhead door.

- **Flooring**. There are pine floors throughout, with the exception of bathrooms which have tile.

- **Heating and Air Conditioning**. These are forced air systems. Heating is provided by an oil-fired Weil-McLain Gold Plus furnace. Air conditioning is central and supplied by a Rudd compressor. The compressor is towards the end of its life expectancy. There are two 275-gallon oil tanks (2007) in the basement supplying oil to the guest cottage and the Fitness Studio described below.

- **Hot water** is supplied by Weil-McLain indirect water heater (2013).

- **Lighting**. There is recessed lighting throughout the cottage.

- There is a **sump pump** installed in the basement.

Fitness Studio, Media Center or Home Office

- **Alarm System**. This building has an alarm.

- The **basement** is only for storage and the systems and is accessed via an interior trap door in the floor.

- **Flooring**. There are cherry floors throughout.

- **Heating and Air Conditioning**. These are forced air systems. Heating is provided by an oil-fired Weil-McLain Gold Plus furnace. Air conditioning is central and supplied a Rudd compressor. The compressor is towards the end of its life expectancy.

"SWAIN'S NECK", NANTUCKET

- **Hot water** is supplied by Weil-McLain indirect water heater.
- **Lighting**. There is recessed lighting throughout and some cove lighting in the double crown molding. Lighting in this building is controlled by a programmable Lutron system.
- There is a **sump pump** installed in the basement.

Carriage/Gate House

- **Alarm System**. This building has an alarm.
- **Flooring**. There are pine floors throughout, with the exception of the bathroom which has tile.
- **Heating and Air Conditioning**. These are forced air systems. Heating is provided by an oil-fired Weil-McLain Gold Plus furnace. Air conditioning is central and supplied a Rudd compressor. The compressor is towards the end of its life expectancy. There is a 275-gallon oil tank.
- **Hot water** is supplied by Weil-McLain indirect water heater.
- **Lighting**. There is recessed lighting throughout the cottage.
- **Septic Systems**. The property has two new (2016) innovative SeptiTech septic systems. One system is for the main house and its outbuildings, the other is at the gatehouse.

Generator House

Equipment housed in this building includes:

- A Cummins, Onan, GenSet. generator (with an 800-amp rated transfer switch).
- Three Well-x-Troll expansion/storage tanks. One for domestic water for main house, cottage and office, two for irrigation.
- A BellAtlantic telephone system.

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V. PROPERTY STATISTICS

Main House

Number of Bedrooms:	5
Number of Bathrooms:	5 full (all ensuite) and 1 half (including a master bathroom)
Living Area:	7,831sf*
Parking:	2-car attached garage and multiple exterior spaces

Guest Cottage

Number of Bedrooms:	2
Number of Bathrooms:	2 full (including a master bathroom)
Living Area:	1,155sf*
Parking:	Ample exterior parking

Fitness Studio, Media Center or Home Office

Number of Rooms:	One main room, see description above
Number of Bathrooms:	1 full
Living Area:	613sf*
Parking:	Ample exterior parking

Carriage/Gate House

Number of Bedrooms:	2
Number of Bathrooms:	1 full
Living Area:	667sf*
Parking:	Ample exterior parking

Entire Property

Living Area:	10,266sf*
Lot size:	63.79 acres*
Property Taxes:	$109,909 for fiscal year 2017
Price:	**$35,000,000**

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"SWAIN'S NECK", NANTUCKET

VI. LAND

"Swain's Neck" comprises over 63 acres:

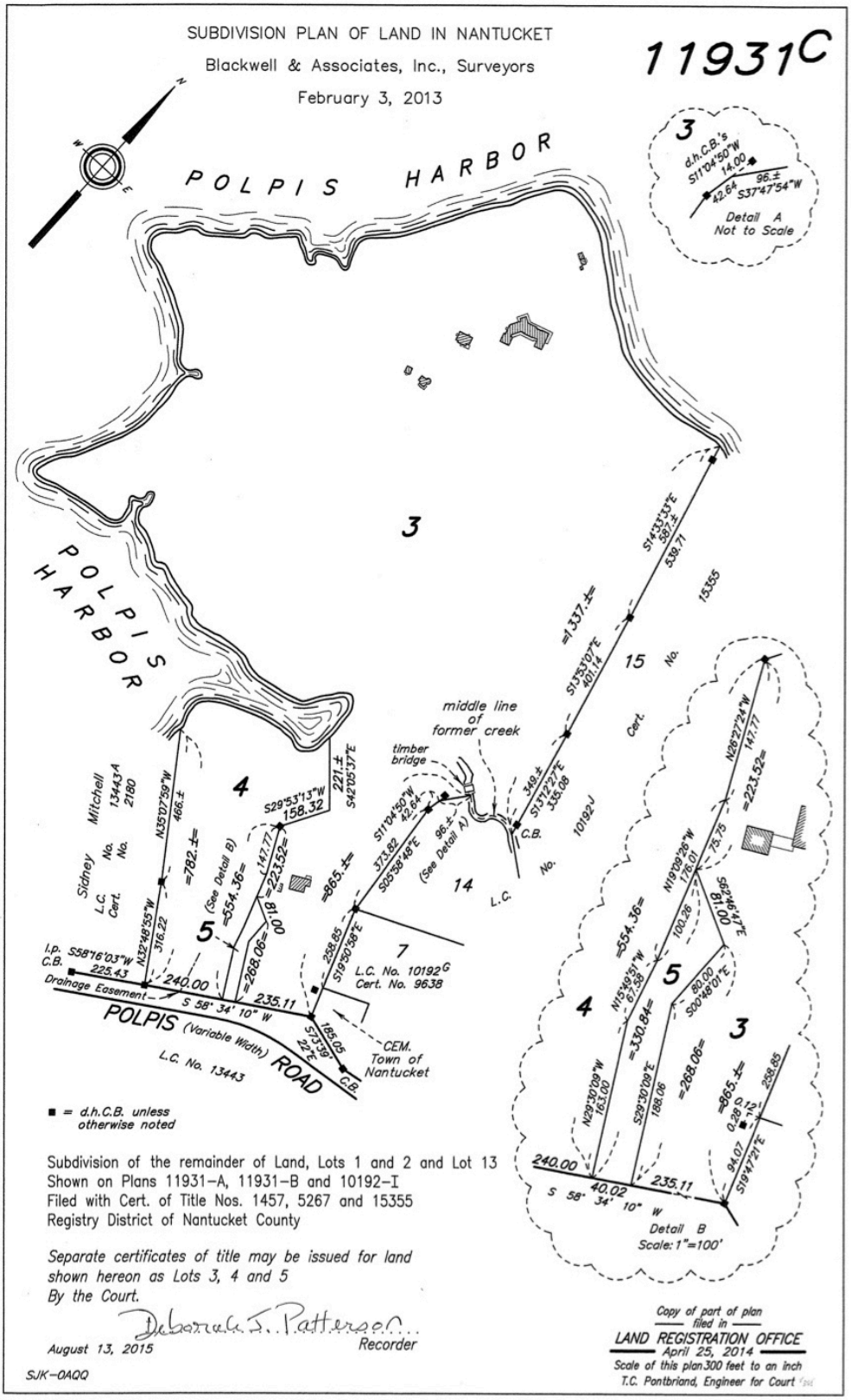
Lot 3 : 2,477,711sf +/-

Lot 4 : 288,564sf +/-

Lot 5 : 12,522sf +/-

Total : 2,788,797sf +/-

: or 63.79 acres



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VII. NOTICES

Sources used for the writing of the "Introduction"

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These property details have been provided to assist you in the promotion of this exceptional property to your buyer clients. The format/design and content must not be copied or modified.

* All measurements are approximate.

VIII. BUYER NOTES

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