


Active	Listing # 20907244	2 Sunset Way Aquinnah, MA 02535	LP \$2,950,000	
	Prop Type	Single Family	Subdivision	
	County	Dukes	Town	Aquinnah
	Zoning	RES	Sq. Ft./Source	4,500 / Owner Estimated
	Rooms	9	Lot Size/Source	2.10ac / (Plot Plan)
	Beds	4	Style/Desc	Contemporary / Contemporary
	Baths F/H	4 / 1	Levels	2.0
	Year Built	2009 / Actual	Tax ID	NEW OR UNDER CONSTRUCTION

Remarks: High end new construction, completion expected early 2010. 4,500 SF home offering extraordinary views and secluded island privacy. Walk to the breathtaking Aquinnah Cliffs and some of the best beaches on Martha's Vineyard. Aquinnah residents enjoy private resident parking steps from Philbin beach. Work with the building to make this property your ideal island retreat.

Directions: State Rd to Aquinnah. When you see the lighthouse look for Sunset Way on your left.
Showing Instr.: Call Listing Office

General Information

Garage/#Cars	No /	Gar Desc	
Basement/Basement Desc	Yes / Finished, Full, Interior Access, Walk Out	Wing Width/Wing Depth	/
Foundation	// Concrete	Parking	Stone/Gravel
Street Description	Private		

Interior Amenities

Interior Features			
Floors	Hardwood, Tile		
Equipment/Appliances			
Living/Dining Room Combo		Fireplaces/#Fireplaces	Yes / 1

Exterior Amenities

Pool/Pool Description	No /	Dock/Dock Description	No /
Exterior Features	Deck, Patio, Exterior Lighting, Porch, Yard	Roof	Asphalt
Siding	Shingle	Assoc/Membership Required	No /
Assoc Fee/Fee Year	/		
Amenities		Waterview/Waterview Desc	Yes / Beach, Deep Water Access, Nantucket Sound, O
Waterfront/Waterfront Desc	No /	Water Acc	Beach, Deep Water Access, Nantucket Sound, Ocean,
Miles to Beach	.1 - .3	Beach Desc	Ocean

Beach Own	Private, Public
Beach/Lake/Pond Name	
Convenient to	Bike Path, Conservation Area, Marina
School District	
Neighborhood Amenities	

Mechanical Amenities

Heating/Cooling	3+ Zone Heat, AC Central
Water/Sewer/Util	Septic
Hot Water	Natural Gas

Legal/Tax Information

Improvement Asmt	0	Land Asmt	0	Other Asmt	0	Total Asmt	0
Annual Taxes/Tax Year	0 / 2009	Annual Betterment	0	Unpaid Betterment	0		
Title Ref-Book/Page/Cert	0 / 0 / 0	Plan		To Be Assessed	Unknown	Spec Assessment	
Mass Use Code/Definition	101-Single Family	Asbestos		Lead Paint	No	Flood Zone	Unknown
Undergrnd Fuel	No						

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