

Active	Listing # 20907243	3 Sunset Way Aquinnah, MA 02535	LP \$3,395,000
Prop Type Single Family		Subdivision	
County	Dukes	Town	Aquinnah
Zoning	RES	Sq. Ft./Source	4,500 / Owner Estimated
Rooms	12	Lot Size/Source	4.00ac / (Subdivision Plan)
Beds	5	Style/Desc	Contemporary / Contemporary
Baths F/H	4 / 1	Levels	2.0
Year Built	2009 / Actual	Tax ID	NEW OR UNDER CONSTRUCTION



Remarks: 4,500 SF high end home currently under construction on this 4 acre piece of Aquinnah property. Expansive ocean views with the lighthouse just to your west. Walk to private beaches and the picturesque Aquinnah Cliffs. There are deep water moorings available in Menemsha Pond to Aquinnah residents. Construction completion expected for early 2010, inquire now to add your finishing touches.

Directions: State Rd to Aquinnah. At first sign of 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	Kitchen/Dining Room Combo	Fireplaces/#Fireplaces	Yes / 1

Exterior Amenities

Pool/Pool Description	No /	Dock/Dock Description	No /
Exterior Features	Deck, Patio, Exterior Lighting, Porch,	Roof	Asphalt
Siding	Shingle	Assoc/Membership Required	No /
Assoc Fee/Fee Year	/	Waterfront/Waterfront Desc	No /
Amenities		Waterview/Waterview Desc	Yes / Nantucket Sound, Ocean, Salt
Miles to Beach	.1 - .3	Water Acc	Beach, Deep Water Access, Nantucket Sound, Ocean,
Beach Own	Private, Public	Beach Desc	Ocean
Beach/Lake/Pond Name			
Convenient to	Bike Path, Conservation Area, Marina		
School District			
Neighborhood Amenities			

Mechanical Amenities

Heating/Cooling	3+ Zone Heat, AC Central, Hot Air
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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