



Flanders Up-Island Real Estate  
Po Box 59  
Chilmark, MA 02535

Phone: 508-645-2632  
Fax: 508-645-3346  
www.flandersrealestate.net

Julianna Flanders  
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Chilmark - 94 Menemsha Inn Road  
ID: 40668 Owner: Lang

\$9,250,000  
Available



**Property Type:** Single Family

**Lot Size:** 5.60 acres

**Total Rooms:** 14

**Total ELA:** 3,241 sqft

**Total Beds:** 5

**Year Built:** 2001

**Total Baths:** 4 full, 1 half

**Water / Sewer:** Well / Septic

**Water Frontage:** None

**2022 Assess:** \$5,941,200

**Water Views:** Ocean

**Land Assess:** \$4,978,800

**Sec. Dwelling:** Existing

**Build Assess:** \$962,400

**Zoning:** R2A

**Est. Taxes:** \$17,629

Walk to a private beach and enjoy the beautifully manicured gardens and landscape of this well-loved and privately situated home! Custom designed with a charming Vineyard feel and tasteful interior design. Water view from a gourmet kitchen and formal dining area. Large open living room and spacious bedrooms. Large deck with exceptional views of the North shore and Elizabeth Island's A large enclosed sun porch off the kitchen to enjoy meals and family time and is adjoined by a breakfast nook. Three (3) Bedrooms are located on the upper level. The primary bedroom is complete with a balcony to enjoy sunrises and sunsets. The 4th bedroom is on the first floor next to a full bathroom. The basement is a finished area with an additional living area. The septic system has been upgraded to allow for six bedrooms.

**Primary Dwelling:** Total Rooms: 13 Bedrooms: 4 Bathrooms: 3 full, 1 half ELA: 2,377 sqft

**Secondary Dwelling:** Total Rooms: 1 Bedrooms: 1 Bathrooms: 1 ELA: 864 sqft

**First Floor:** Bedroom and full bathroom

**Basement:** Finished with a living area

**2nd Dwelling:** Charming Guest house with a queen-sized bed, full bathroom and sitting area.

## Building Information

<b>Furnished:</b>	Un-Furnished	<b>Foundation:</b>	poured	<b>Stove:</b>	y
<b>First Floor Beds:</b>	1	<b>Yard:</b>	yes	<b>Refrigerator:</b>	y
<b>Fireplaces:</b>	yes	<b>Parking:</b>	plenty	<b>Dishwasher:</b>	y
<b>Floors:</b>	2	<b>Lead Paint:</b>	Unknown	<b>Washer/Dryer:</b>	y / y
<b>Heat:</b>	Gas\FHA	<b>Other Structures:</b>	None	<b>TV Service:</b>	Cable

**Outdoor/Recreation:** Deck, Porch, Beach Access - Public, Water Views

**Features:** Outdoor Shower





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## Parcel/Property Information

**Map:** 21 **Lot #:** 38-4 **Plan:** **Deed Ref:** Deed 1557 page 000 **Parcel:** 021-038-04 **Sub Area:** North **Other Views:** Pastoral

### Easements:

**Directions/Comments:** North Road to Menemsha Inn Rd. Please no drivebys.







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