

Bold Meadow Cape



Beautifully crafted- move-in-ready 4-bedroom, 3.5-bathroom home with a 2 Car Garage nestled in Edgartown's desirable Bold Meadow neighborhood. The House is well-maintained and updated with quality fixtures and style.

The property includes access to the association tennis courts and abuts the Manuel F. Correllus State Forest, creating an unparalleled sense of privacy and connection to nature.

Proudly & Exclusively offered at \$2,700,00



Julianna Flanders
Elizabeth Carroll
Jessica Campbell

flandersrealestate.net
flandersre@flandersrealestate.net

508-645-2632
39 State Road,
Chilmark



Flanders Up-Island Real Estate
P.O. Box 59
Chatham, MA 02538

Phone: 508-645-2632
Fax: 508-645-2346
www.flandersrealestate.net

Julianna Flanders
Phone: 508-645-2632
julie@flandersrealestate.net

Edgartown - 46 Bold Meadow Road
ID: 43855 Owner: Lawson Young, Trustee

\$2,400,000
Available



Property Type: Single Family

Lot Size: 0.82 acres

Total Rooms: 4

Total ELA: 2,372 sqft

Total Beds: 4

Year Built (ren.): 1992 (2014)

Total Baths: 3 full, 1 half

Water / Sewer: Town / Septic

Water Frontage: None

2026 Assess: \$1,915,600

Water Views: None

Land Assess: \$672,300

Sec. Dwelling: None

Build Assess: \$1,243,300

Zoning: R60

Est. Taxes: \$5,230.52

Welcome to 46 Bold Meadow, a beautifully crafted, move-in-ready 4-bedroom, 3.5-bathroom home nestled in Edgartown's desirable Bold Meadow neighborhood. This thoughtfully designed home showcases quality construction throughout, featuring well-appointed living spaces that balance comfort with functionality.

The house features a beautiful front porch that opens into the hall, leading to a study and the living room. The living room has a brick fireplace, built-in bookcases, and hardwood floors throughout the house. The hall leads to a half bath with a washer and dryer, and the Kitchen, which was renovated in 2014. The Kitchen has beautiful counters, top-notch appliances, a wine fridge, a built-in gas range, and custom cabinets. The first floor features a primary with an ensuite bath, a sunporch offering a second dining room, and a cozy living space. The back of the house features a mud room and a two-car garage. Upstairs has two guest bedrooms with a shared bathroom and a second primary with an ensuite full bath. The house has an unfinished basement perfect for storage.

The property includes access to the association tennis courts through the Bold Meadow association. The property abuts the Manuel F. Correllius State Forest, offering access to over 5,300 acres of protected forests and wildlife. This natural sanctuary provides endless opportunities for walking, biking along scenic trails, and enjoying the unique disc golf course. The expansive outdoor space, enhanced by the forest setting, creates an unparalleled sense of privacy and connection to nature.

Whether you're seeking a year-round residence or a seasonal retreat, this property offers Martha's Vineyard living with the perfect balance between peaceful residential living and island convenience. Make this your next Vineyard home!

Building Information

Furnished: Un-Furnished

Foundation: poured

Stove: yes

First Floor Beds: 1

Yard: yes

Refrigerator: yes

Fireplaces: 1

Parking: yes

Dishwasher: yes

Floors: Hardwood

Lead Paint: No

Washer/Dryer: yes / yes

Heat: Gas\FHW

Other Structures: Garage

TV Service: Cable

Outdoor/Recreation: Beach Access - Public, Covenants

Features: Central A/C, Mini-Split Heat/AC



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julie@flandersrealestate.net

Parcel/Property Information

Map: 22 **Lot #:** 53.139 **Plan:** **Deed Ref:** Book 1696 Page 448 **Parcel:** **Sub Area:** Central **Other Views:** Residential

Easements:

Fees: \$600 (\$600- HOA fees including common area landscaping, road maintenance and tennis court maintenance)

Directions/Comments: Turn into Bold Meadow from Edgartown West Tisbury Road. Continue straight ahead until you see the house number #46. The house is on your left by the end of the cul de sac.