

LUXURY HOME OF THE WEEK:

# Mattapoissett estate with deeded beach rights for \$2.495 million



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This Nantucket-style home, boasting 12 rooms and set on a 1.1-acre lot, might make you feel like you're on island time. With deeded beach rights, ocean views, and a pool, there is plenty to entertain you on warm summer days, and lots to keep you daydreaming when the weather is not so ideal.

19 Ned's Point Road is listed for \$2,495,000 by Chris Demakis of Demakis Family Real Estate, Inc. The home offers four bedrooms, six full baths, two half baths, and 9,180 square feet of living space, with an additional 3,000 square feet in the basement media and entertainment area.

The home, which was built by its current owner in

1999, has a variety of impressive details throughout, such as old growth heart pine flooring, a two-story great room with a fireplace, a year-round sun room, and a gym.

In the kitchen, you'll find multiple refrigerators, two dishwashers, a massive island, and a breakfast nook, all of which overlook the backyard. Head outside to the pool, where there are multiple patio areas, a hot tub, an outdoor shower, a full bath, a bar, and a grilling area.

For those ocean views, a ship's ladder leads up to the widow's walk of the roof, which features a sun porch that looks out toward the harbor and Buzzard's Bay. ■