

Upper Makonikey

West Tisbury

"The Crest"

Spectacular Location! Spectacular Views!



In the same family for almost 40 years, this 5.2 acre property is now available to be appreciated by a new generational family.

Located in the exclusive West Tisbury community of Upper Makonikey, the prominent spot on this property sits approximately 85 feet above sea level high on top of a bluff and is protected by a 200 foot vegetated buffer. Upper Makonikey is unique as it boasts what many believe to be the finest mid-Island private beach with approximately 3000 feet of deeded shoreline. The spectacular water views across the Vineyard Sound span more than 180 degrees along the Elizabeth Islands, Tarpaulin Cove on Naushon Island, Nonamesett Island, Woods Hole, the Nobska Light, Falmouth Heights and sweep further eastward along the active waterfront as far as West Chop. During the day boat traffic consisting of small pleasure and fishing boats, the regular passage of the ferry boats and the occasional cruise liner will surely entertain; at night, the illumination from the distant lights of Falmouth Heights will enchant you like the 4th of July fireworks. The possibilities are endless for what you can do on this generous size property: Build a main house of practically any size, a guest house, and amenities such as a swimming pool and tennis court, etc. There is a modest single story cottage on the property that can serve you well while you create a family compound of your dreams.



SPLITROCK REAL ESTATE LLC

Peter C. Fyler is the principal broker/owner of SplitRock Real Estate, LLC and he has an owner interest in this property.

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Upper Makonikey ~ The Crest

West Tisbury



From a vantage point outside the Coastal District and looking to the west across the tip of the Elizabeth Islands ...

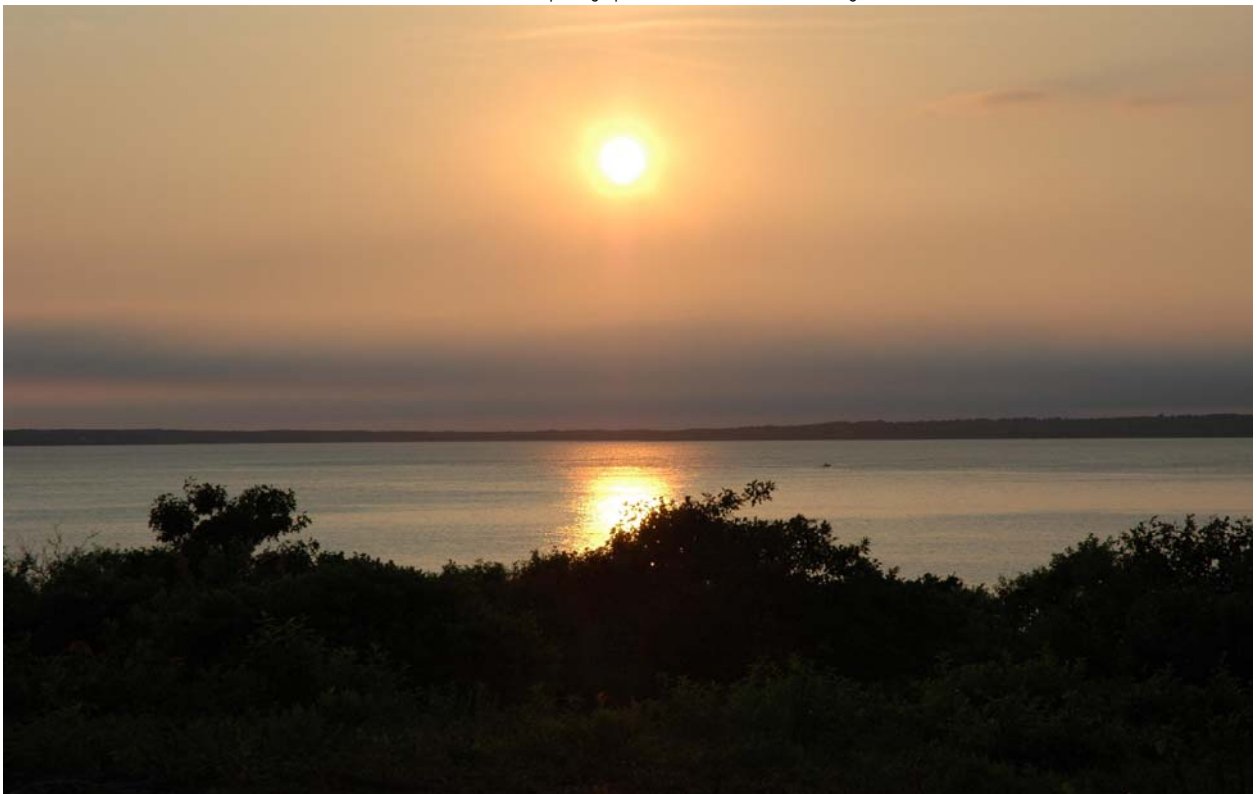


moving northeast along Tarpaulin Cove, Naushon Island, Nonamessett Island, Woods Hole, the Nobska Light ...



and Falmouth Heights. Dramatic views extend further eastward along the active waterfront as far as West Chop.

Note: Panorama consists of 11 photographs taken with an 18mm wide angle lens.



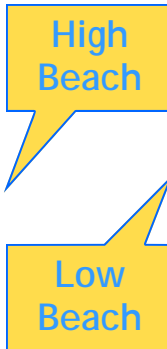


You are living on the edge with only about 200 feet separating you from the bluff, the first 100 feet of which is the “no build” Shoreline District. You will not have the concern so many others face as they watch their water frontage peel off in huge chunks forcing them to eventually lift their houses and move them back before they topple into the ocean --- assuming they have the land to move back on. You need not be concerned about erosion because this section of the north shore suffers minimally from beach and bluff erosion. There are three houses partially visible from the property but they have little or no impact on the view. There will never be more than three houses within this view so take comfort in knowing your investment has stability for the long term. What you see is what you get. You are also only within about a 5 minute walk to either High or Low Beach.

Color Key: 85 foot elevation point; Houses in view; House not in view

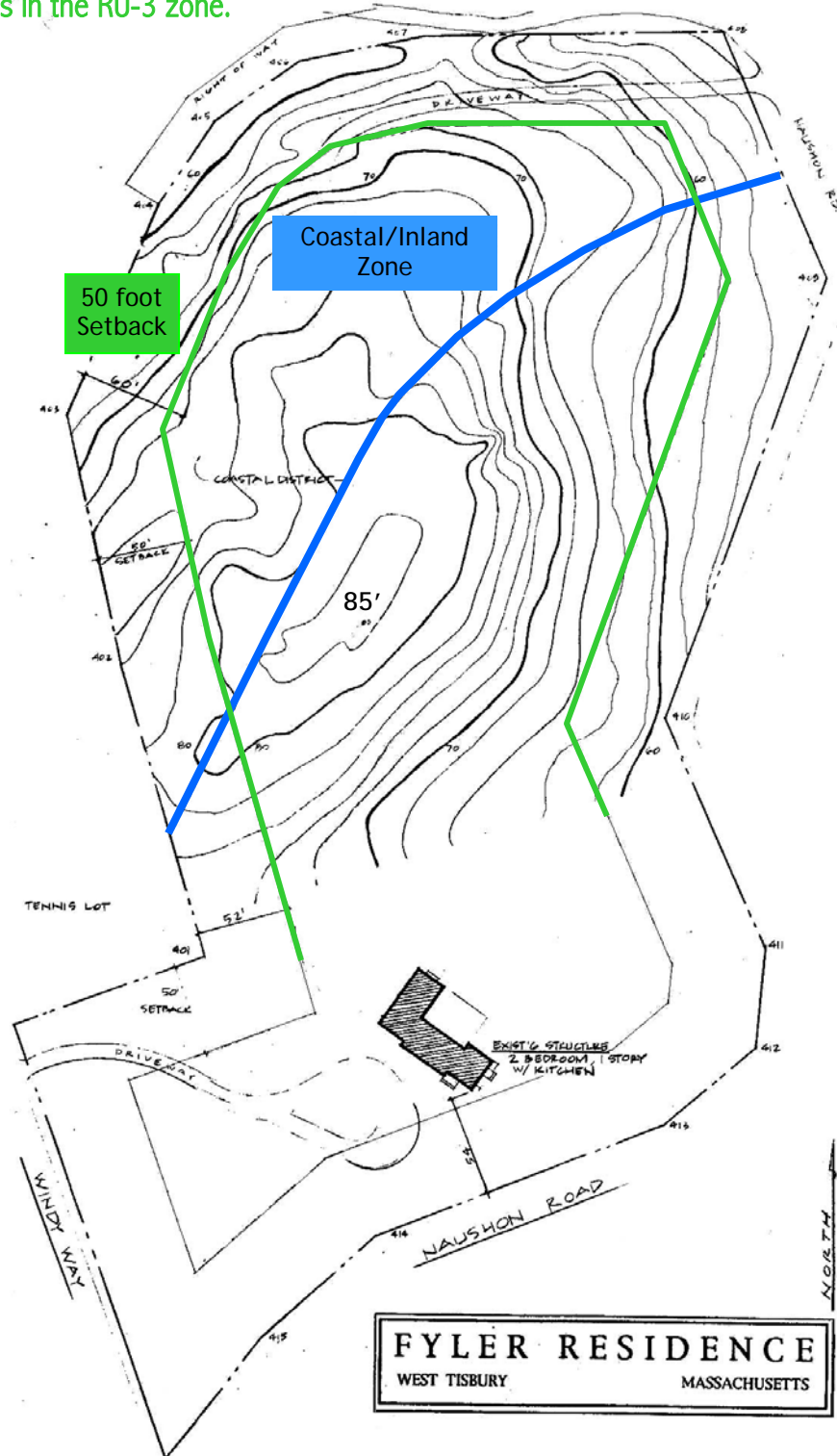
Information on this page is deemed reliable, but not guaranteed.

Upper Makonikēy Beach



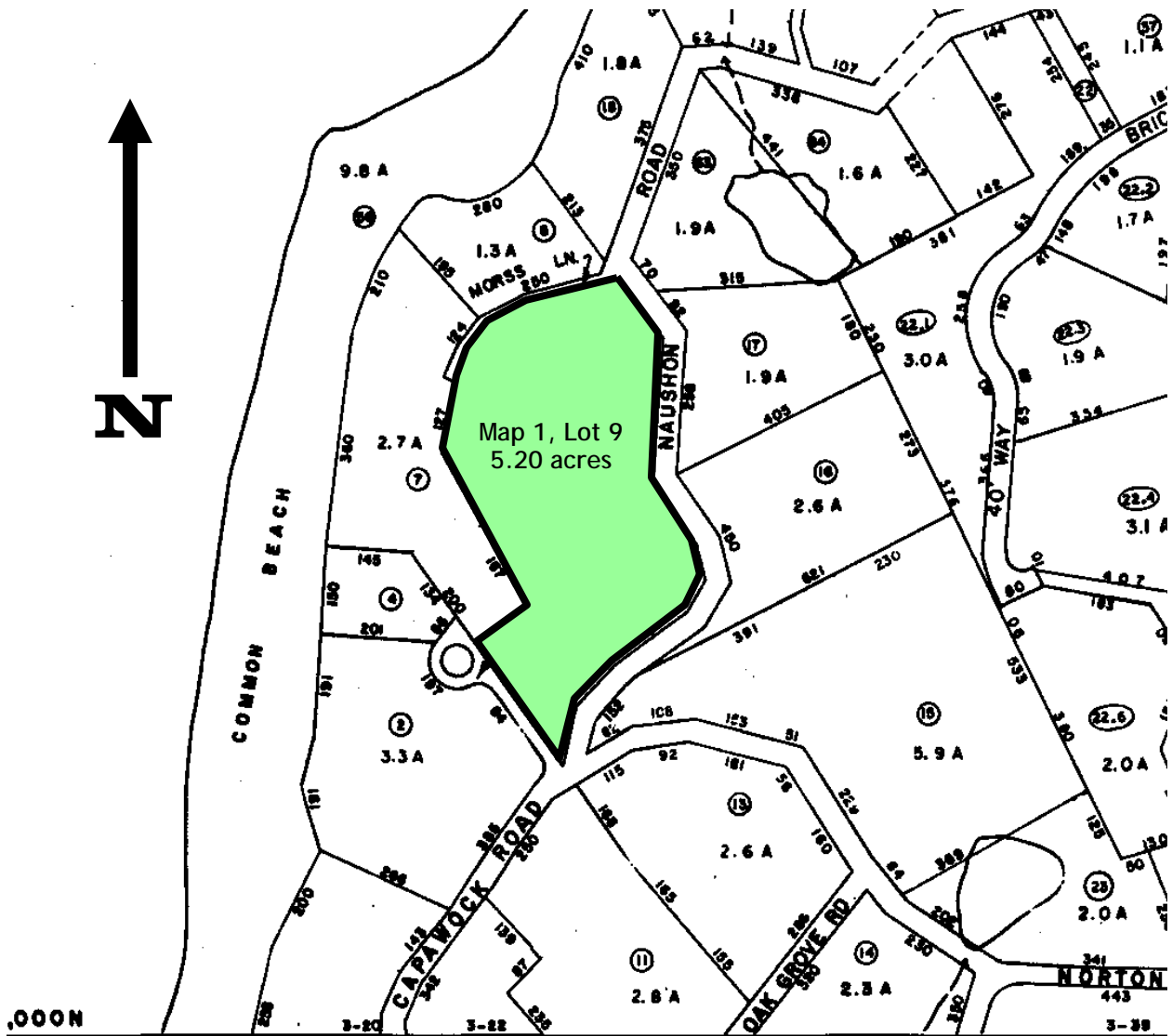
The Coastal District (500') consists of the Shoreline District (100') and the Inland Zone (400'). Within the Inland Zone, the maximum allowable building height is 24 feet for pitched roof construction. Beyond the Coastal District the maximum height is 30 feet for pitched roof construction.

The town of West Tisbury requires that a 50-foot setback be maintained from all property boundary lines in the RU-3 zone.



Upper Makonikee

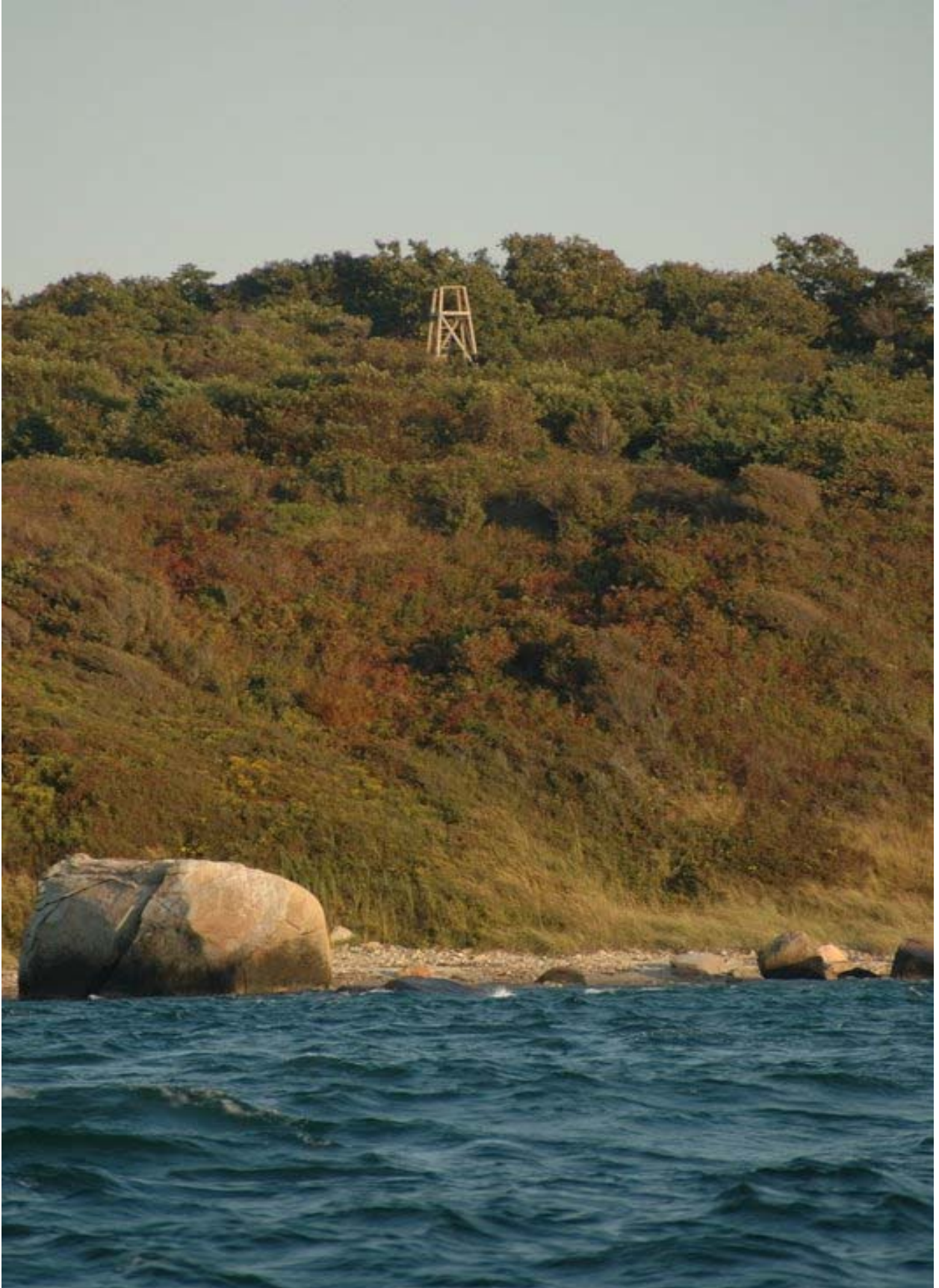
Assessor's Map 1, Lot 9



The property is bordered on the western side by Windy Way, a short byway branching off of Capawock Lane ending in a cul-de-sac and giving access to the existing house. Naushon Road borders the property on the eastern side and leads to the access for the Crest which parallels Morss Lane.



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The Little House



The entrance to the lower portion of the property is from Windy Way, a short narrow byway that branches off at the intersection of Capawock and Naushon Road.

The little house is an Architect designed French Provincial style single level home built by one of the Island's foremost builders.



Privacy and quietude, except for the sound of the surf and bell buoy in the night, along with a water view are part of life at the little house.

The Living Quarters



The 600sf living room w/ dining area has almost 20 feet of glass sliders providing access to the outside courtyard and a view out onto the Vineyard Sound. There is a custom built-in bookcase, a fireplace and wide plank vertical grain fir flooring that continues throughout the adjoining hallways and bedrooms. There are two bedrooms, one with a fireplace and two bathrooms.



The Galley



The galley kitchen is modestly appointed with a 5-burner propane fired gas stove with convection oven, dishwasher, breakfast nook, ample cabinet space and a large pantry. The washer and dryer are conveniently located in the kitchen.