

## PROPERTY NOTES | 71 Runner Road

### SELLER IMPROVEMENTS

2023 – Stainless steel Blomberg refrigerator

2022 – New Central Air/ HVAC Condenser

2022 – Exterior Painting – All exterior trim of Main House and the “Bunkhouse” Guest Suite building was painted white

2019 – Generac 9 kw/426 Guard + 16c T/SW AL Generator

2017/2018 – Roof Replaced

1998 – Well Replaced by John Clarke, Island Water Source

1997 – Original House Rebuilt - including new poured concrete basement, 5 rooms, propane fireplace with metal chimney. Architect Jay Thor, GC Jay Guest. Plans and permits on file. Renovation Photos Available.

1995 – Courtyard Added - Brick Patio, Pathway and Gardens. Decorative Fencing between main House and “Bunkhouse” Guest Suite. Renovation Photos Available.

1994 – “Bunkhouse” Guest Suite Building was extensively renovated including decorative windows. The detached structure now includes a walk-in potting shed with storage and waterview.

1992 – 8’ x 12’ Shed

1982/83 – 940 s/f addition with brick chimney. Architect Ben Moore, GC Mark Hurwitz. Plans and permits on file. Renovation Photos Available.

1978 – property purchased by the family who set out to create the perfect Vineyard retreat...

### FEATURES

- .3 mile from Historic West Tisbury Village – Alley’s General Store, 7A Restaurant, Field Gallery, Grange Hall, Park & Playground, Town Hall, Public Library, Up-Island Auto.
- Convenient location, private country road, last house before water in a private setting with path to boat landing, and shared Association dock. Includes deeded access via Town Cove to Tisbury Great Pond and a south shore barrier beach.
- Mature plantings include extensive flowering shrubs and trees and perennial flower beds.
- 5 Bedroom Septic
- Pabodie Path Association manages the road, boat landing and association dock - \$500 annual in 2022.
- Boat slips are rotated each year among 9 association members.
- Town Cove feeds into Tisbury Great Pond which allows for up to 9.9 HP outboard motor.

### TREASURED EXPERIENCES

- Excellent wide, sandy beach with several mile views East and West. Swim and play in the gentle waves of the Great Pond on one side and the surf of the Atlantic Ocean on the other.
- Blue Crabbing
- Sailing, kayaking and paddleboarding in the pond – 2 Acadia kayaks included.
- Boating to the barrier beach – an almost new 2021 Mirrocraft 14-ft craft with 9.9 HP outboard motor is included.
- Tisbury Great Pond’s barrier beach is “Cut” to open out to the ocean several times a year which is an exciting time to experience the Pond and the currents out to the Atlantic.