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\$11 Million Estate On Martha's Vineyard Offers 35 Acres And Water Views

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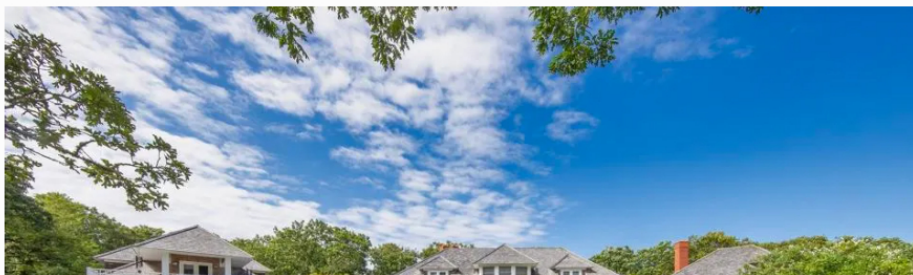
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The shoreline gently shifts with the tide on placid Martha's Vineyard, encroaching on and then receding from the Massachusetts island. Winds ebb and flow, navigated by shorebirds fishing in the coves and inlets.

The seasons bring their own rise and fall. Tourists flock to the beaches and historic whaling towns each summer, increasing the population nearly tenfold, according to the Martha's Vineyard [Chamber of Commerce](#).



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The lasting allure of Martha's Vineyard in Massachusetts continues to draw the who's who of ... [+] TEA LANE ASSOCIATES

What remains constant, however, is the longstanding allure of the resort island, reached from Cape Cod by a 45-minute ferry ride. For centuries movers and shakers of all stripes, including [United States presidents](#), have staked out spots along the sand spits.

After years of annual holidays on the island, Barack and Michelle Obama bought a secluded [29-acre spread](#) for \$11.75 million in 2019 along Edgartown Great Pond. The 890-acre pond, surrounded by some of Martha Vineyard's most expensive homes, is set behind a barrier beach that separates it from the Atlantic Ocean.



Along Edgartown Great Pond, nearby property owned by Barack and Michelle Obama, is a 35-acre ... [+] TEA LANE ASSOCIATES

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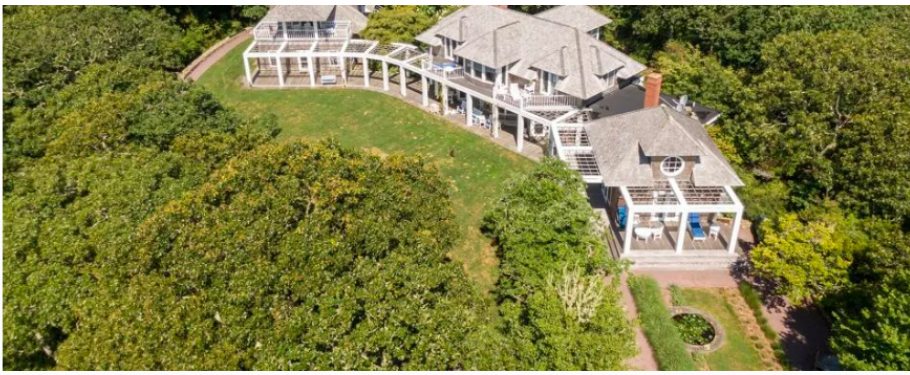
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Now [another Edgartown estate](#) has come on the market that bests the size of the Obamas'. The 35-acre waterfront property has the distinction of being the largest estate within Boldwater, a private residential community with 150 acres of common land and 38 home sites that range from 8 acres to 21 acres.

The estate enjoys more than 1,000 feet of pond frontage with tree-framed views taking in Lyles Bay, a curved sliver of sand called Swan Neck Point, the main pond, the barrier beach and the ocean beyond.





The newly listed estate features panoramic views of Lyles Bay, Swan Neck Point, the main pond, the ... [+] TEA LANE ASSOCIATES

A canopy of trees shelters the long driveway leading to the shingled Cape Cod-style house, which is smartly designed in an arc shape so that every room faces the water.

The light and bright main rooms spill off the front hall rotunda and flow into one another. The living room features a wide fireplace with a hearth and built-in seating. The adjacent dining room opens to a kitchen with a peninsula island and breakfast area.



Light-filled main rooms flow seamlessly from the front hall rotunda, including an airy living room ... [+] TEA LANE ASSOCIATES

The first-floor primary suite includes a fireplace and a sitting area that opens to a stone terrace and garden. A grand staircase off the entry hall leads to three upstairs bedrooms with balconies.

Another bedroom in the guest suite above the detached garage brings the total to five bedrooms, four full bathrooms, one partial bathroom and 4,520 square feet of living space.





The shingled Cape Cod-style home was designed in an arc shape so that every room faces the water. TEA LANE ASSOCIATES

Outside, two long wood walkways wind toward the waterfront where there is a mooring and a kayak and canoe rack. A quick boat trip takes one to Boldwater's private beach.

Stone walls enclose specimen fruit trees, meadows, a large field and lily pond. There's a swimming pool with a pool house. Martha's Vineyard Airport and central Edgartown are both nearby.



The curved design of the home creates multiple cozy sitting areas with scenic views. TEA LANE ASSOCIATES

Beyond the acreage, quality construction, amenities and artful design, it is the attributes of the location that may make the property a standout to a buyer, says listing agent [Robert Kenney](#) of [Tea Lane Associates](#). "To me, the strongest selling point is the pond and beach frontage, access and views."

Among those he says will most likely be interested in the property are homeowners looking to acquire more substantial properties, those who have rented luxury homes in the area and the family and friends of current owners.





Specimen trees create a natural privacy screen for the swimming pool and pool house. TEA LANE ASSOCIATES

“Knowledgeable people who appreciate the value and attraction of the Vineyard compared to other second home areas,” Kenney says. “Boldwater is a remarkable paradise in a convenient location.”

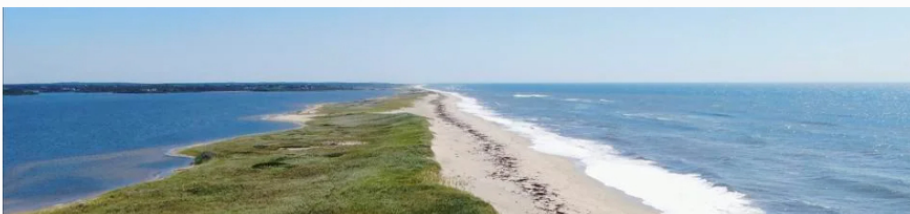
Made up of two abutting properties, the estate in Edgartown bears two addresses—32 Boldwater Road and 3 Jacobs Neck Road. The house sits on 21 acres. The smaller 14-acre portion of the estate could be subdivided. The asking price is \$11.375 million.



Outside, two long wood walkways wind toward the waterfront where there is a mooring and a kayak and ... [+] TEA LANE ASSOCIATES



The house sits on 21 acres. The smaller 14-acre portion of the estate could be subdivided. TEA LANE ASSOCIATES





The property is a quick boat trip from Boldwater's private beach. TEA LANE ASSOCIATES

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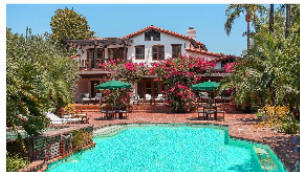
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