

**The Ocean Heights House**  
**69 The Boulevard, Edgartown, MA 02539**



This preferred waterfront parcel, sequestered by the founder of Ocean Heights commands a beautiful sunrise view across Sengekontacket Pond to Chappaquiddick Island and beyond. The main house has been nicely restored and offers 4 bed rooms and 3 bath rooms nestled amid the privacy from neighboring lots provided by several mature tree groves on the property. Property features include the lawn to the water's edge, the 2-car garage carriage house with a 2 bed room, one bath room apartment, and a new 6 bed room septic system.

**Property Fact Sheet**

Asking Price	\$2,495,000	Original Price	\$2,950,000
Building Assess	\$371,400	Land Assess	\$1,448,700
Total Assess	\$1,820,100	Proximity	Waterfront
Type	Family Compound	Roof	2006
Lot Size	2.0 Acres, Subdividable	Garage	Detached 2-car
Foundation	20x33/18x30 and 25x28	Basement	20x33
Bedrooms	6	Bathrooms	4
Rooms	16	Space	2,200 + 735
Floors	Oak, Ceramic, Wide Pine	Fireplace	Yes
Heat	Electric and Gas Monitor	Parking	Driveway
Year Built	1903 and 1952	Lead Paint	No
Water	Town	Sewer	6 Bedroom Title V (2002)
Taxes	\$5,109.75 per year	Location	1.1 m from Edgartown Triangle
Map	12A	Lot	58
Zoning	R20	Deed Ref.	Certificate Number: 11029

Contact the Owner, John Alden Hall, at 978-369-4247