

*Life is  
a Journey*

*... to your heart's content ...*



*The Residence at Thirty One Slough Lane  
Awaits Your Arrival*



# Genuine

...custom designed to blend perfectly and picturesquely on the Katama Plains...

*Farm gated, cobblestone lined seashell drive*

*Low profile, understated elegance*

*Dune bleached cedar shingles*

*Exquisite screened porch*

*Authentically styled carriage house*





# Relax

...revive your senses...

Island Breeze

Ocean Views

Grazing Pastures

Rolling Dunes

Sunswept

Blue Sky

Storybook



# Celebrate

*...begin your traditions with  
friends and family...*

*Boundless Open Flow*

*Rich, Warm Hardwoods*

*Pallets of Flaxen Sand, Luxuriant Cream,  
Cool Alabaster and Spring Green*

*Superlative Details, Refined Accents  
and Tranquil Trimmings*

*Generous Epicurean Appointments*

*First Class Accommodations*



# Features and Benefits

<b>Address:</b>	31 Slough Cove Rd., Edgartown, MA 02539	
<b>Area:</b>	Martha's Vineyard / Katama Plains	
<b>Directions:</b>	From Herring Creek ¼ mi. on right.	
<b>Property:</b>	Single Family / Fee Simple	
<b>Style:</b>	Shingle Style	
<b>Approx. Lot Size:</b>	65,000 SF (1.5 A)	
<b>Area Amenities:</b>	South Beach, Trails, Stables, Golf Course, Shopping, Medical Facilities, Airport	
<b>Year Built:</b>	2008	
<b>Approx. Living Area:</b>	4,500 SF	
<b>Road / Drive:</b>	Public, Paved Road / Private Shell Drive	
<b>Construction:</b>	Frame	
<b>Roof:</b>	Asphalt	
<b>Exterior:</b>	Cedar Shingle	
<b>Exterior Features:</b>	Porches, Decks, Patio, Balcony, Sprinkler System, Permit for 30 x 40 Pool	
<b>Carriage House:</b>	Detached, 2-Car, Pergola, Storage, 900 SF Unfinished Bonus Space	
<b>Fireplaces:</b>	2 / Gas	
<b>Water / Sewer:</b>	Private	
<b>HVAC:</b>	4-Zones, Central Heat & Air, Forced Air, Propane Gas	
<b>Electric Features:</b>	400 AMP, Security System, Generator	
<b>Energy Features:</b>	Full Insulation, Insulated Windows & Doors	
<b>Flooring:</b>	Hardwood, Ceramic Tile, Marble	
<b>Appliances:</b>	Stainless, Wolf 60" Double Oven Gas Range & Micro, Best Hood/Blower, 2 Bosch Dishwashers, Subzero Wine Cooler & Refrigerator w/Ice & Water, Front Load Whirlpool Washer & Dryer	
<b># of Rooms:</b> 10	<b># of Bedrooms:</b> 4	<b># of Baths:</b> 4.5
<b>Great Room:</b> 23.1 x 19.5	<b>Dining Room:</b> 17.6 x 11.3	<b>Kitchen:</b> 17.6 x 13.5
<b>Sunroom / Study:</b> 14.11 x 12.6	<b>Screened Porch:</b> 15.8 x 18	<b>Laundry (1<sup>st</sup> Fl.):</b> 6.5 x 10.10
<b>Master Bdrm. (1<sup>st</sup> Fl.):</b> 18 x 18	<b>Master Bdrm. (2<sup>nd</sup> Fl.):</b> 18 x 14.8	<b>Bedroom 3:</b> 15.5 x 13
<b>Bedroom 4:</b> 16.10 x 14.4	<b>Loft (2<sup>nd</sup> Fl.):</b> 15.3 x 9.7	<b>Laundry (2<sup>nd</sup> Fl.):</b> 10.7 x 5.6
<b>Loft (3<sup>rd</sup>. Fl.)</b> 13.11 x 9.8	<b>Note:</b> Home Warranty	

*Disclaimer: Please be advised – room dimensions are approximate; specifications are subject to change, error and omission.*



# Character

*The Residence at Thirty One Slough Cove in Edgartown, Massachusetts was lovingly designed and constructed by a rare team of professionals who support the responsible development of homes that preserve the integrity of local architecture and that work in harmony with the environment.*

**Richard Binder**, owner of Metes and Bounds Realty, is an island resident and has been a leading real estate professional specializing in the Edgartown area for thirty years. (C) 508-627-0036 (E) mbounds@vineyard.net

**Steve Kelly**, an established custom home builder, is an island resident and is well known for his signature high level of craftsmanship for thirty years. (C) 774-836-6584 (E) stevek1885@comcast.net

**Phil Miller**, owner of Miller Starbuck Construction, previously resided on the Vineyard and has built custom homes and fine renovations on island and throughout Cape Cod for thirty years. (C) 508-932-6235 (E) phil@millerstarbuck.com

**Ron Peabody**, owner of NorthWest Development, is a Massachusetts native and for over twenty years has been a leader in the building and development of some of the most prestigious projects in New England. (C) 978-793-0885 (E) buddypeabody@comcast.net

*Perfect*

