



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Ginger Ivey  
508-280-0910

**Price: \$3,750,000    Address: 16 Orange Street**

**Area: Town**

**Owner: Duersten**

Type: Single Family      Status: Available  
 Map/Parcel: 4232/14      Lot #: A  
 Zoning: ROH/SOH      Lot Size (SF): 4,792  
 Deed: C0022117      Lot Size (A): 0.1100  
 Wtr Frontage: None      Plan: 11438-B  
 Water View: Harbor      Water: Town  
 Other View: Town      Sewer: Town  
 Year Built: 1798      Rooms: 13  
 Remodeled: 2005      Beds/Baths: 4/4.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



Harbor Views from all three floors of this beautiful Orange Street home. Completely renovated in 2005, a collaboration by Tom Walsh and Lisa Botticelli, the home has been meticulously maintained and historically preserved. Approximately 3800 sq. ft. of living space, a gourmet kitchen, spectacular master suite with private deck and the Gazebo in the back yard is a perfect spot for dining alfresco. Central air-conditioning and alarm system. Furnishings negotiable.

**Basement:** Lower Level - Family Room, Bathroom, Exercise Room/Wine Cellar and large Shop/Storage Area.

**1st Floor:** Friendship Stairs lead to a formal foyer area, living room with fireplace, family room with wet bar and fireplace, powder room and dining room. Gourmet kitchen with center island and laundry room.

**2nd Floor:** Two guest bedrooms share a hall bathroom. Master Suite with private office/sitting room, bathroom, walk-in closet and deck. Views galore!

**3rd Floor:** Small living room with access to roof walk, guest bedroom with private bathroom.

Building Information

First Floor Bedrooms: 0  
 Heating: Oil/FHA  
 Fireplaces: 2  
 Floors: Wide Pine  
 Yard: Yes  
 Parking: No  
 Foundation: Brick  
 Lead Paint: Unknown  
 Recreation and Outdoor: Patio  
 Spaces:

Appliances and Other Amenities

Stove: Gas range  
 Refrigerator: Sub-Zero  
 Dishwasher: Yes  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Alarm, Central A/C, Insulation

Taxes and Fees

Assessment Year: 2012  
 Building Assessment: \$977,500  
 Land Assessment: \$2,444,600  
 Total Assessment: \$3,422,100  
 Estimated Taxes: \$12,749

Condo Fees: \$0  
 Condo Fees Include:

Easements

By right, access to back yard is along Court Lane which is 14 Orange Street.

Other Comments

A very short walk from Main Street, 16 Orange has access (foot or vehicle) to the back of the house via easement along "Court Lane" which is 14 Orange Street.



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