



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Ken Beaugrand

508-345-1785

Price: \$1,285,000 Address: 9 Eagle Lane

Area: Town

Owner: Calderwood & Olmstead

Type: Single Family      Status: Available  
 Map/Parcel: 5541/159      Lot #: 1  
 Zoning: ROH/SOH      Lot Size (SF): 2,614  
 Deed: bk 1352 pg 42      Lot Size (A): 0.0600  
 Wtr Frontage: None      GLA: 2,000  
 Water View: None      Water: Town  
 Other View: Residential      Sewer: Town  
 Year Built: 1800      Rooms: 7  
 Remodeled: 2013      Beds/Baths: 3/2.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



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Beautifully renovated and updated home on three finished floors located on a quiet lane in town with off street parking for two cars. This antique home features stunning wide pine flooring, antique details, a tastefully renovated kitchen, mudroom entry and a master bedroom including a new ensuite bathroom.

Basement: Large finished basement with radiant heat and new carpet in the living area; half bath; laundry room and two utility rooms.

1st Floor: Tiled mudroom entry with open stairs to the lower level; renovated and well equipped kitchen with stainless appliances and marble counters; dining room; office nook; master bedroom with fireplace and ensuite bath (tub and shower); living room with fireplace and paneling.

2nd Floor: Two bedrooms and a shared bath (shower).

Building Information

First Floor Bedrooms: 1  
 Heating: Gas\FHA  
 Fireplaces: 3  
 Floors: antique pine, tile and carpet  
 Yard: Patio  
 Parking: Yes  
 Foundation: Poured  
 Lead Paint: Unknown  
 Recreation and Outdoor Spaces: Patio

Appliances and Other Amenities

Stove: Gas/Bertazzoni  
 Refrigerator: Liebherr  
 Dishwasher: Yes  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Central A/C, Disposal, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$449,700  
 Land Assessment: \$540,300  
 Total Assessment: \$990,000  
 Estimated Taxes: \$3,633

Easements

Undersized lot of record w/ sideline setback encroachment.

Other Comments

None

Condo Fees: \$0  
 Condo Fees Include:



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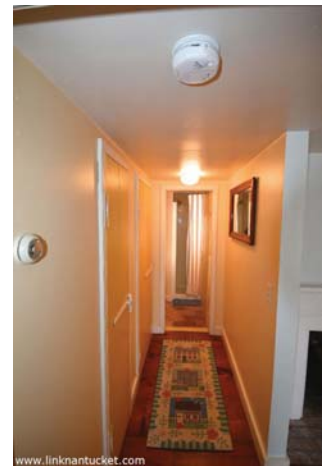
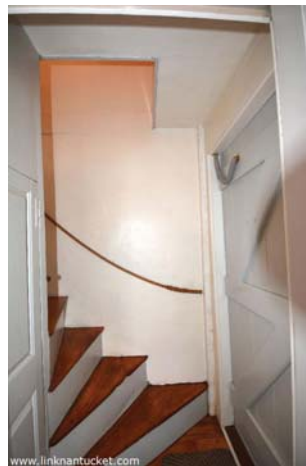
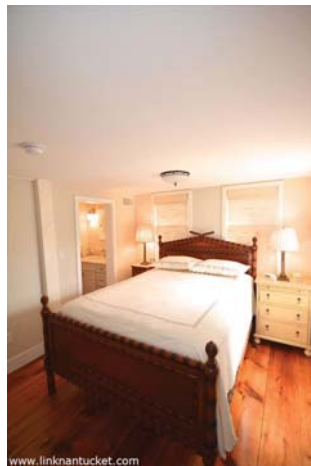
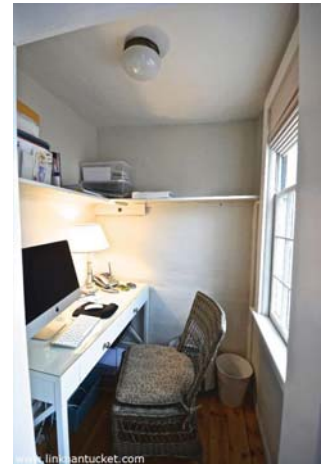
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