508-228-7707

5 North Water Street
Nantucket, Massachusetts 02554

Penny Dey 508-221-0801

Price: \$995,000 Address: 1 Austin Farm Drive Area: Hummock Pond Owner: Pearl

Type: Single Family Status: Available

Map/Parcel: 56/386 Lot #: 12

Zoning: R-20 Lot Size (SF): 40,048

Deed: Bk 365 P 72 Lot Size (A): 0.9200

Wtr Frontage: None Plan: FL 20 C

Water View: None Water: Well

Other View: Pastoral Sewer: Septic

Year Built: 1991 Rooms: 9

Remodeled: Beds/Baths: 3/2

Furnished: Un-Furnished Second Dwelling: None



On the way to Cisco! An ideal location for summer or year round living. This custom built, cape style home offers 3 bedrooms, 2 baths, an inviting living area with cathedral ceiling and fireplace and an attached garage. Almost an acre of land and room to expand.

Basement: Crawl space accessed from outside with furnace and water heater.

1st Floor: Covered Porch front entrance opens into a foyer. Spacious livingroom with a cathedral ceiling and brick front fireplace, formal dining room, large kitchen with a center island, plenty of cabinets, sunny breakfast area and French doors to a private back deck and yard. Large laundry room with sink, pantry, side door entrance and access to a 2 car garage. Short hallway with 2 closets and a 1st floor bedroom with hall bathroom (shower).

2nd Floor: Master bedroom at right of stairs with a walk-in closet and private bathroom with a footed soaking tub and separate shower.

Second Bedroom across the hall.

Other Structures: There is a large potting shed

## Building Information

First Floor Bedrooms: 1

Heating: Other

Fireplaces: Wood burning in Living room Floors: Pine, carpet and tile

Yard: Very large both in front and rear

Parking: Yes Foundation: Block Lead Paint: No

Recreation and Outdoor Deck

Spaces:

### Taxes and Fees

Assessment Year: 2009
Building Assessment: \$402,900
Land Assessment: \$657,100
Total Assessment: \$1,060,000
Estimated Taxes: \$1,110

Condo Fees: \$0 Condo Fees Include:

# Appliances and Other Amenities

Stove: Electric Refrigerator: Yes Dishwasher: Yes Washer: Yes Dryer: Yes Tv Service: Cable

Amenitites: Insulation, Outdoor Shower

### Easements

Austin Farm Protective Covenants and Deed restrictions. Single family dwellings only. Wood shingle roofs required.

#### Other Comments

None







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Livingroom





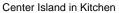


View from the staircase

Livingroom









Breakfast room open to kitchen









1st Floor Bedroom



Laundtry room with exit to front yard



Laundry room with door to garage



2nd Floor Landing



Guest Bedroom on 2nd Floor



Master Bedroom



View from back yard



Shed













Entrance Foyer



Short hallway to 1st floor Bedroom



1st Floor Bathroom with Shower



Private Master Bath with footed tub & shower