

Price: \$895,000 Address: 15 Field Avenue (AKA 14 Folger Avenue) Area: Surfside Owner: Chadwick

Type: Single Family Status: Available
 Map/Parcel: 80/156 Lot #: 16
 Zoning: LUG1 Lot Size (SF): 43,168
 Deed: Book 553, Page 284 Lot Size (A): 0.9910
 Wtr Frontage: None Plan: Plan Bk 17,
 Water View: None Water: Well
 Other View: None Sewer: Septic
 Year Built: 1995 Rooms: 10
 Remodeled: Beds/Baths: 5/3.5
 Furnished: Un-Furnished
 Second Dwelling: Potential



www.linknantucket.com

15 Field Avenue, built in 1995, offers over 2,700 sq ft of living area on three levels, with an additional 1,000 sq ft of finished basement living space and generous outdoor living areas. The seven bedroom wastewater system provides possibilities for further expansion beyond what is typical for similarly sized lots. The property lies within the recently established sewer districts, providing access by right, to the municipal sewer system whenever an owner may choose. The deed to 15 Field Avenue grants access over the private ways of the subdivision and Morgan Square, to the recreational lands owned by the Town of Nantucket and the Nantucket Island Land Bank; trails through those parcels lead to nearby Surfside Beach.

Basement: 1,000 sq ft of flexible finished space. The basement is separately controlled climate system with groundwater heat and AC.

1st Floor: Through the shelter of a covered porch, enter into the main entry hall or, into a side entry/ mud room. The kitchen is generously sized, with plenty of room for a family sized breakfast/ dining table. On either side of the central staircase are a living room and formal dining room; and beyond those rooms, a casual sun room with fieldstone fireplace. Also on the first floor: a home office, laundry room and a powder room.

2nd Floor: Master suite w/ bath, two bedrooms and a hall bath.

3rd Floor: Two finished rooms presently set up as bedrooms.

Other Structures: 140 sq. ft. shed. Covered entrance porch, generous outdoor living deck w/ overhead treillage and brick patio w/ fire pit.

Second Dwelling: Potential

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHW
 Fireplaces: Fieldstone fireplace and basement woodstove connection.
 Floors: Ceramic Tile / Yellow Pine Barn Board / Carpet
 Yard: Generous
 Parking: yes, plenty
 Foundation: Poured
 Lead Paint: Unknown
 Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch

Appliances and Other Amenities

Stove: GE Profile
 Refrigerator: Amana
 Dishwasher: Kenmore Estate
 Washer: Bosch
 Dryer: Whirlpool
 Tv Service: Cable
 Amenities: Wood Stove, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$525,100
 Land Assessment: \$396,200
 Total Assessment: \$921,300
 Estimated Taxes: \$2,262

Condo Fees: \$0
 Condo Fees Include:

Easements

Exclusion: Hand crank telephone in the kitchen is excluded from sale.

Utility easements in roadways (Book 136, Page 150).

Other Comments

None



508-228-7707

5 North Water Street
Nantucket, Massachusetts 02554

Penny Dey
508-221-0801

