

**Price: \$1,295,000    Address: 18 New Mill Street    Area: Town    Owner: Field**

Type: Single Family      Status: Available  
 Map/Parcel: 55.4.4/96.1      Lot #: 4  
 Zoning: R1/SR1      Lot Size (SF): 5,044  
 Deed: C15655      Lot Size (A): 0.1158  
 Wtr Frontage: None      Plan: 17844-D  
 Water View: None      Water: Town  
 Other View: Residential      Sewer: Town  
 Year Built: 1993      Rooms: 7  
 Remodeled: 1997      Beds/Baths: 3/2.5  
 Furnished: Furnished  
 Second Dwelling: None



Picture perfect!! This classic Nantucket home was custom built for the current owners in 1993 and has only been used in the summer and has never been rented. The open floor plan features central A/C, two living rooms each with a fireplace, Kitchen with breakfast bar, Dining area, first floor Master suite with a full Bath ensuite and two Guest bedrooms upstairs with a full Bath in the Hall. Beautiful setting on a well-manicured parcel, conveniently located on a quiet side street just a few blocks from Main Street shopping and restaurants.

**Basement:** Crawl space (4 ft. high) with outside entrance

**1st Floor:** Attractive front entrance with Powder room to the right. Front Hall leads to the Master bedroom and ensuite bath. Beyond the front stairway is a light, bright and open Living room with a wood burning fireplace and cathedral ceilings. The Dining area is open to the Living area and features french doors to a private back deck, perfect for dining al fresco. The Kitchen is open to the Dining and Living area. Off of the Dining area is a large Family room with cathedral ceilings, a wall of built-ins, a wood burning fireplace and french doors to the back deck. Laundry closet in the kitchen.

**2nd Floor:** Two large guest bedrooms, full Bath in the Hall and a balcony overlooking the Living room.

**3rd Floor:** Storage area accessed from the second floor guest room

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 1  
 Heating: Oil\FHA  
 Fireplaces: 2  
 Floors: Wood, carpet, tile  
 Yard: Yes  
 Parking: Yes  
 Foundation: Poured Concrete  
 Lead Paint: No  
 Recreation and Outdoor Deck  
 Spaces:

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

Taxes and Fees

Easements

Assessment Year: 2011  
 Building Assessment: \$430,200  
 Land Assessment: \$707,800  
 Total Assessment: \$1,138,000  
 Estimated Taxes: \$4,186

Utility Easement running in favor of Lot 4 -see doc. # 59745

Other Comments

Condo Fees: \$0  
 Condo Fees Include:

None

