

**Price: \$2,395,000 Address: 23 Westerwyck Way**

**Area: Cisco**

**Owner: Hyde Lanson J 11 Trust**

Type: Single Family      Status: Available  
 Map/Parcel: 82/381      Lot #: 91 thru 95  
 Zoning: LUG2      Lot Size (SF): 20,038  
 Deed: 1174/49      Lot Size (A): 0.4600  
 Wtr Frontage: None      Plan: 30-k  
 Water View: Ocean      Water: Well  
 Other View: Ocean      Sewer: Septic  
 Year Built: 1988      Rooms: 8  
 Remodeled:      Beds/Baths: 5/3  
 Furnished: Un-Furnished  
 Second Dwelling: None



Location, location, location! This property will give the buyer an opportunity to be in one of the island's most desirable locations. The beach is a very short walk from the house and the ocean views from the second floor living room are protected and beautiful. Cisco beach, the farm and the island's favorite fish store is beyond a doubt the big attraction to this property.

**Basement:** Crawl space

**1st Floor:** Entry area, laundry room. There is one first floor bedroom en suite, and two others that share a shower hall bath. There is also a first floor den/bedroom that can be used for overflow guests or an extra bedroom. Each of these bedrooms have water views and access to an outdoor covered deck.

**2nd Floor:** Up-side down style home with open floor plan. Living room with fireplace, dining room with access to an ocean facing deck Kitchen. Spacious master bedroom suite with door leading to a deck.

Building Information

First Floor Bedrooms: 4  
 Heating: Gas\FHA  
 Fireplaces: 1  
 Floors: Wood/Tile  
 Yard: Yes  
 Parking: Yes  
 Foundation: Poured  
 Lead Paint: Unknown  
 Recreation and Outdoor Deck, Porch  
 Spaces:

Appliances and Other Amenities

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

Taxes and Fees

Assessment Year: 2011  
 Building Assessment: \$945,800  
 Land Assessment: \$1,992,500  
 Total Assessment: \$2,938,300  
 Estimated Taxes: \$10,824

Condo Fees: \$0  
 Condo Fees Include:

Easements

Building envelope.

Other Comments

This home is located on the south shore of Nantucket. It is a very convenient drive to town, Bartlett's Farm, the island's favorite fish store and of course the beach! It is the last left before the beach off of Hummock Pond Road.



