AtlanticEast
NANTUCKET REAL ESTATE
508-228-7707
5 North Water Street
Nantucket, Massachusetts 02554

Penny Dey
508-221-0801

Price: $790,000 **Address: 6 Mamack Lane** **Area: Nashaquisset** **Owner: Soybel**

Type:	Co-op	*Status:*	Available
Map/Parcel:	55/5658	*Lot #:*	107
Zoning:	R1/SR1	*Lot Size (SF):*	
Deed:	B. 996, P. 318	*Lot Size (A):*	0.0000
Wtr Frontage:	None	*Plan:*	29-D
Water View:	None	*Water:*	Town
Other View:	Residential	*Sewer:*	Town
Year Built:	1988	*Rooms:*	6
Remodeled:		*Beds/Baths:*	3/3
Furnished:	Partially Furnished		
Second Dwelling:	None		

Charming and bright home nestled on a quiet cul-de-sac in the award winning community of Nashaquisset. Open floor plan for easy entertaining. Three generous bedrooms with three full bathrooms and first floor bedroom/den. Nashaquisset offers year round caretaking, use of pool and tennis courts and magnificent landscaping. Property is for sale partially furnished.

1st Floor: Living room with fireplace, dining area open to kitchen, laundry room with door to back deck and outdoor shower, bedroom, full bath.

2nd Floor: Two bedrooms, each with private full bath. Pull-down stair to attic. Attached storage shed.

Building Information

First Floor Bedrooms:	1
Heating:	Electric
Fireplaces:	1
Floors:	Pine
Yard:	Yes
Parking:	Yes
Foundation:	Concrete
Lead Paint:	No
Recreation and Outdoor Spaces:	Patio, Community Pool, Community Tennis Court

Taxes and Fees

Assessment Year:	2010
Building Assessment:	$564,900
Land Assessment:	$563,400
Total Assessment:	$1,128,300
Estimated Taxes:	$3,396
Condo Fees:	$0
Condo Fees Include:	

Appliances and Other Amenities

Stove:	JennAir
Refrigerator:	Frigidaire
Dishwasher:	Frigidaire
Washer:	Maytag
Dryer:	Maytag
Tv Service:	Cable
Amenitites:	Disposal, Insulation, Irrigation, Outdoor Shower

Easements

Nashaquisset Cooperative. Quarterly fee is $1,696 ($6,784 per year). Closing fee to Nashaquisset of .005% paid by buyer upon transfer.

Other Comments

None

This information contained herein is believed to be reliable but is not guaranteed.

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