

Price: \$995,000 Address: 1 Francis Street Area: Town Owner: Walker

Type: Single Family Status: Available
 Map/Parcel: 4223/0043 Lot #: 1
 Zoning: R1/SR1 Lot Size (SF): 5,436
 Deed: 744/220 Lot Size (A): 0.1248
 Wtr Frontage: None Plan: 0
 Water View: Harbor Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1940 Rooms: 5
 Remodeled: 2004 Beds/Baths: 2/2
 Furnished: Un-Furnished
 Second Dwelling: Potential



www.linknantucket.com

This lovely town home, just footsteps from Nantucket Harbor and Francis Street Beach, was completely renovated in 2004. Bright and sunny open floor plan with kitchen, dining and living areas. Complete with fireplace, wainscoting throughout, two bedrooms, two full bathrooms, laundry and deck. Beautiful landscaped setting with mature plantings of hydrangea and hedges plus red brick driveway and detached one car garage that has been transformed into additional living space for hanging out or overflow sleeping. Excellent rental history for past 6 years. Expansion potential with oppourtuntiy for amazing views from a second floor.

Basement: crawl space, all piping is above the frost line with heat rap for water main under the house.

1st Floor: Front door opens to great room with vaulted ceilings, custom wood-working, wainscoting, ceiling fan, fireplace, new kitchen and dining area with seating for six. Master bedroom has vaulted ceiling, new pair of double hung windows, custom closet and bathroom ensuite. Guest bedroom with loft and full bathroom. Laundry area off the kitchen with entrance to a newly updated deck and outdoor shower that now compliment the private and lush back yard.

Other Structures: Newly renovated sleeping overflow, artist studio, or entertaining space, custom interior with shi lap, vaulted ceiling with fan, and storage closet. New exterior cedar shingles and new red cedar roof. Custom exterior doors.

Second Dwelling: Second dwelling potential

Building Information

First Floor Bedrooms: 2
 Heating: Gas\FHA
 Fireplaces: 1
 Floors: Hardwood
 Yard: yes
 Parking: 2 off street
 Foundation: block
 Lead Paint: No
 Recreation and Outdoor: Deck, Garden
 Spaces:

Appliances and Other Amenities

Stove: yes
 Refrigerator: yes
 Dishwasher: yes
 Washer: yes
 Dryer: yes
 Tv Service: Cable
 Amenities: Disposal, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$205,600
 Land Assessment: \$710,000
 Total Assessment: \$915,600
 Estimated Taxes: \$3,365

Condo Fees: \$0
 Condo Fees Include:

Easements

see deed

Other Comments

Exclusion - Quarterboard exterior sign "wee one".





