

Price: \$2,975,000 Address: 2 Anne's Lane

Area: Sconset

**Owner: Jeffrey Lee,
Broker/owner**

Type: Single Family Status: Available
Map/Parcel: 49/59.1 Lot #: 1
Zoning: SR-20 Lot Size (SF): 20,909
Deed: 432/81 Lot Size (A): 0.4800
Wtr Frontage: None Plan: 43-X
Water View: Distant Ocean Water: Town
Other View: Pastoral Sewer: Town
Year Built: 1994 Rooms: 7
Remodeled: Beds/Baths: 3/2.5
Furnished: Un-Furnished
Second Dwelling: Potential



www.linknantucket.com

Just one block from 'Sconset beach, this Lyman Perry designed home featured in Coastal Living Magazine is surrounded by beautifully landscaped lawns and gardens, and enjoys sweeping views of Sankaty Lighthouse and 'Sconset Trust conservation land. A large wrap-around covered porch and blue stone patio with pergola offer an additional 1,500 square feet of outdoor living and entertaining areas. Approximately 1,100 square feet of remaining ground cover for addition or 2nd dwelling. Lyman Perry schematic plans for an addition and sketches for detached guest house are included in documents.

Basement: Partially finished basement currently used as gym with tiled floors heated by radiant heat.

1st Floor: Foyer, sitting room/library, living room with fireplace, kitchen, dining room, mud room, half bath.

2nd Floor: Master bedroom, master bath, sitting room, 2 guest bedrooms, full bath, laundry room.

3rd Floor: Attic storage.

Building Information

First Floor Bedrooms: 0
Heating: Gas\FHA
Fireplaces: 1
Floors: Ash
Yard: Yes
Parking: Yes
Foundation: Concrete
Lead Paint: No
Recreation and Outdoor Spaces: Garden, Patio, Porch, Gym

Appliances and Other Amenities

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

Taxes and Fees

Assessment Year: 2011
Building Assessment: \$579,100
Land Assessment: \$1,554,800
Total Assessment: \$2,133,900
Estimated Taxes: \$7,858

Condo Fees: \$0
Condo Fees Include:

Easements

None known

Other Comments

Dining Room chandelier and wall sconces are excluded from sale. Owner is licensed MA real estate broker.







