

Price: \$1,950,000 Address: 2 Flora Street Area: Town Owner: Cooper

Type: Single Family Status: Available
 Map/Parcel: 4232/32 Lot #: 0
 Zoning: ROH/SOH Lot Size (SF): 2,900
 Deed: 729/192 Lot Size (A): 0.0700
 Wtr Frontage: None Plan: Pl 12, pg 25
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1850 Rooms: 7
 Remodeled: 2005 Beds/Baths: 3/2.5
 Furnished: Un-Furnished
 Second Dwelling: None



Charming fully renovated Nantucket home, wonderful modern kitchen and beautifully tiled baths. Small garden patio area is shady and private. Ample living areas, living room and family room both with fireplaces. Roof walk has views of Nantucket Harbor. Home has potential for expansion. Large dry basement

Basement: Plumbed for bathroom, ready to be finished.

1st Floor: Classic antique floor plan, entry foyer with powder room, front parlor (LR) with fireplace, family room with fireplace and bright modern kitchen with high end detail and Viking appliances. Charming dining room with wet bar leads to back door to private patio. Beautifully crafted.

2nd Floor: Two bedrooms, one has a working fireplace, with shared bath. Small sitting area. Master bedroom, with window seat and built-ins, has large modern tiled bath. Access to roof walk with harbor views. Laundry.

Building Information

First Floor Bedrooms: 0
 Heating: Oil\FHA
 Fireplaces: Three
 Floors: Pine
 Yard: No
 Parking: Yes
 Foundation: CB
 Lead Paint: Unknown
 Recreation and Outdoor Spaces: Garden, Patio

Appliances and Other Amenities

Stove: Viking 6 burner
 Refrigerator: Viking
 Dishwasher: Viking
 Washer: Whirlpool
 Dryer: Whirlpool
 Tv Service: Cable
 Amenities: Central A/C, Disposal, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2010
 Building Assessment: \$407,200
 Land Assessment: \$784,300
 Total Assessment: \$1,191,500
 Estimated Taxes: \$4,265

Condo Fees: \$0
 Condo Fees Include:

Easements

None known. See deed

Other Comments

Kitchen dining area chandelier and shelf in front hall not included in sale.





