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

Penny Dey
508-221-0801

Price: $1,995,000 **Address: 20 Woodbury Lane** **Area: Town** **Owner: Magiera**

Type:	Single Family	*Status:*	Available
Map/Parcel:	41/1631	*Lot #:*	28
Zoning:	R1/SR1	*Lot Size (SF):*	4,792
Deed:	Book 1123, Page 283	*Lot Size (A):*	0.1100
Wtr Frontage:	None	*Plan:*	31 L
Water View:	None	*Water:*	Town
Other View:	None	*Sewer:*	Town
Year Built:	1992	*Rooms:*	10
Remodeled:	2000	*Beds/Baths:*	5/3.5
Furnished:	Un-Furnished		
Second Dwelling:	None		

Five bedroom home on Woodbury Lane. Three finished floors, a great gathering kitchen and a back entry mud room/laundry/pantry area ideal for coming & going from the beach. Oversized garage with studio above. New addition in 2000 included new kitchen, new master suite and new baths. Great tile work, frameless glass shower doors and built-in flat screen tvs. Large outdoor shower by back entry. Brick driveway and patio, mature roses on 2-story trellis, widow's walk. Central AC, alarm system & irrigation.

1st Floor: Entry to living room with fireplace, spacious foyer/laundry-mud room with built-in pantry & cabinetry. Gourmet cooks kitchen with large island, 6 burner Wolf range, double Miele ovens, built-in SubZ and honed granite counters. Dining and siting area with glass doors to deck & patio. Guest bedroom and full bath.

2nd Floor: Three guest bedrooms; two share a 1/2 bath between plus a full hall bath with t/s. Master suite with full bath & walk-in closet.

3rd Floor: Built-ins up stairs to kids bunk room/playroom and office.

Other Structures: Detached garage with studio above.

Building Information

First Floor Bedrooms:	1
Heating:	Gas\FHA
Fireplaces:	1
Floors:	Pine, tile, carpet
Yard:	Yes
Parking:	Driveway
Foundation:	Crawl space
Lead Paint:	No
Recreation and Outdoor Spaces:	Deck, Garden, Patio

Taxes and Fees

Assessment Year:	2011
Building Assessment:	$939,100
Land Assessment:	$1,242,100
Total Assessment:	$2,181,200
Estimated Taxes:	$8,032
Condo Fees:	$0
Condo Fees Include:	

Appliances and Other Amenities

Stove:	Wolf range, 2 Meile wall ovens
Refrigerator:	Sub Zero
Dishwasher:	Bosch
Washer:	Miele
Dryer:	Miele
Tv Service:	Cable
Amenitites:	Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Easements

Other Comments

A great established neighborhood off upper Main Street and North Liberty across from the Lily Pond conservation park. Short walk to Main Street or Steps Beach.

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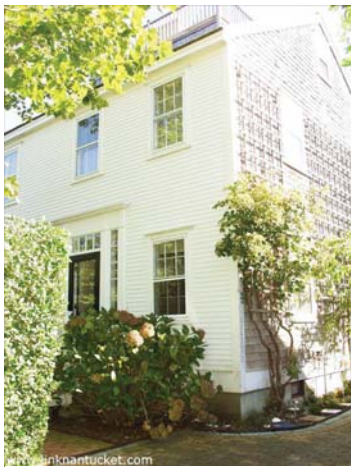

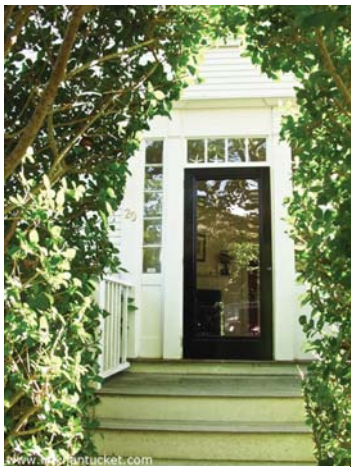

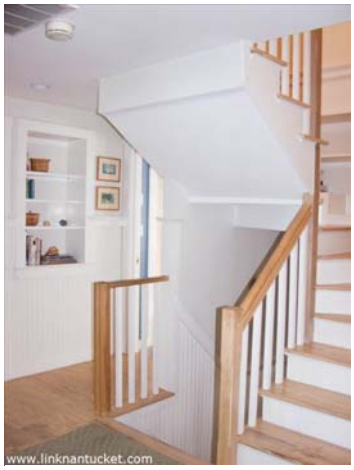

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