

**Price: \$17,800,000 Address: 21 Lincoln Avenue**

**Area: Cliff**

**Owner: Oversea NT**

Type: Single Family      Status: Available  
Map/Parcel: 30/43      Lot #: 9  
Zoning: R1/SR1      Lot Size (SF): 53,143  
Deed: 87243/87244      Lot Size (A): 1.2200  
Wtr Frontage: Soundfront      Plan: 8751-  
Water View: Sound      Water: Town  
Other View: Harbor      Sewer: Town  
Year Built: 1878      Rooms: 13  
Remodeled:      Beds/Baths: 8/3.5  
Furnished: Un-Furnished  
Second Dwelling: Potential



Aptly named, Oversea sits high and stately, overlooking Nantucket Sound, as it has for over a century; it is the "crown jewel" of Lincoln Circle. Its wrap-around porch, spacious yard, and stairs to the beach below, all speak of the magic of summer on Nantucket. With 8 bedrooms, and 3.5 baths, this timeless summer home is perfect for large get togethers.

**1st Floor:** Spacious Eat-In Kitchen (laundry - full size washer dryer). Formal Dining Room, Formal Living Room, Sun Room and a half bathroom. Access to the wonderful wrap around porch.

**2nd Floor:** At the top of the stairs, there are two large front bedrooms both facing Nantucket Sound. Off the Main Hall are two large bedrooms and two hall bathrooms (T/S).

**3rd Floor:** Unfinished attic space with four bedrooms and a full bathroom (T/S).

**Other Structures:** Two Car Garage and Large Shed/Garage.

Building Information

First Floor Bedrooms: 0  
Heating: None  
Fireplaces: Yes  
Floors: Hardwood  
Yard: Yes  
Parking: Yes  
Foundation: brick piers  
Lead Paint: Unknown  
Recreation and Outdoor Spaces: Garden, Patio, Porch

Appliances and Other Amenities

Stove: Whirlpool  
Refrigerator: GE  
Dishwasher: Maytag  
Washer: GE Top Loader  
Dryer: Whirlpool  
Tv Service: Cable  
Amenities: Alarm, Disposal, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011  
Building Assessment: \$907,403  
Land Assessment: \$8,100,003  
Total Assessment: \$9,007,406  
Estimated Taxes: \$33,276

Condo Fees: \$0  
Condo Fees Include:

Easements

C110242 - Conservation restriction granting public beach access to restricted portion of the beach.

Other Comments

None





