AtlanticEast
NANTUCKET REAL ESTATE

508-228-7707
5 North Water Street
Nantucket, Massachusetts 02554

Penny Dey
508-221-0801

Price: $1,545,000   Address: 5 Moby Way   **Area: Cisco**   **Owner: Moby Way LLC**

Type:	Single Family	*Status:*	Available
Map/Parcel:	65/59	*Lot #:*	72
Zoning:	LUG2	*Lot Size (SF):*	25,265
Deed:	COO21/85	*Lot Size (A):*	0.5800
Wtr Frontage:	None	*Plan:*	35893-H
Water View:	None	*Water:*	Well
Other View:	Pastoral	*Sewer:*	Septic
Year Built:	1983	*Rooms:*	5
Remodeled:	2005	*Beds/Baths:*	4/2
Furnished:	Furnished		
Second Dwelling:	None		

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Turn-Key Cisco 4 Bedroom home situated on the end of cul-de-sac. This property offers a strong established rental history, pastoral views & expansion potential. Easy access to popular Cisco Beach - A Surfer's Paradise!

Basement: Crawl Space

1st Floor: Foyer entering into Open Concept Living Room, Kitchen & Dining Area. The kitchen has a center island with seating. In addition this open space offers Cathedral Ceilings, Dormer Windows providing natural light, Fireplace and French Doors out to Deck. On both sides of this great room there are 2 bedrooms each with a shared bathroom; (4 bedroom, 2 bath total). One Bathroom has a laundry area. Exterior Access to Widows Walk & Attached Shed for Storage. Large Private Yard.

Other Structures: Attached Storage Shed.

Building Information

First Floor Bedrooms:	4
Heating:	Electric
Fireplaces:	Yes
Floors:	Wood, Tile
Yard:	Yes
Parking:	Yes
Foundation:	Cement
Lead Paint:	Unknown
Recreation and Outdoor Spaces:	Deck

Taxes and Fees

Assessment Year:	2010
Building Assessment:	$303,400
Land Assessment:	$1,103,500
Total Assessment:	$1,406,900
Estimated Taxes:	$4,235
Condo Fees:	$0
Condo Fees Include:	

Appliances and Other Amenities

Stove:	Yes
Refrigerator:	Yes
Dishwasher:	Yes
Washer:	Yes
Dryer:	Yes
Tv Service:	Cable
Amenitites:	Insulation, Outdoor Shower

Easements

Hummock Pond of Nantucket Homeowners Association.

Other Comments

*The ground Cover % represented on plot plan is incorrect- As per Nantucket Planning Board the correct ground cover ratio is 12.5%.

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