

Price: \$1,985,000 Address: 79 Burnell Street Area: Sconset Owner: Daume

Type: Single Family Status: Available
 Map/Parcel: 4932/1.5 Lot #: 6
 Zoning: SR-20 Lot Size (SF): 20,038
 Deed: 517/302 Lot Size (A): 0.4600
 Wtr Frontage: None Plan: 40 J
 Water View: None Water: Town
 Other View: Pastoral Sewer: Town
 Year Built: 1996 Rooms: 10
 Remodeled: Beds/Baths: 5/5.5
 Furnished: Un-Furnished
 Second Dwelling: Existing



A magical, must see property overlooking conservation land, peacefully located within a few blocks of Sconset Center. This spacious 3+ bedroom home and stylish 2 bedroom guest cottage are ideal for summer or off season living. Fabulous interior space with generous outdoor living areas surrounded by exquisite plantings.

Basement: Full unfinished basement with 8 1/2' ceilings, bulkhead access and storage for wine.

1st Floor: Inviting entrance foyer with staircase and a nice flow into the living room with fireplace. Pocket doors open in to a very spacious familyroom, dining area, powder room & great kitchen space. Two sliding glass doors lead to a large, partially covered, exterior deck, perfect for outdoor living & dining. The kitchen includes plenty of cabinetry, lunch bar, wine cooler, compactor, laundry room, 2 storage closets and door to side yard with outdoor shower. The first floor Master bedroom is located off a short hallway from the foyer & features 2 closets, a private bath with double sinks & tiled shower.

2nd Floor: 2nd Floor foyer overlooks the entrance foyer below. Two spacious bedrooms with lots of built-ins and storage space, each with a private bathroom, one with a tub & shower and one with a shower. A den/TV room separates the 2 bedrooms and has pull down stairs to the attic storage area.

Other Structures: A large storage shed is located between the main house and the cottage.

Second Dwelling: Charming 2 bedroom, 2 bath guesthouse with an open kitchen, living & dining area and 2nd livingroom with built-ins & access to storage above. Wonderful covered front porch and easy access for senior living on one level.

Building Information

First Floor Bedrooms: 3
 Heating: Oil\FHW
 Fireplaces: Wood burning
 Floors: Wood, tile and carpet
 Yard: Landscaped
 Parking: Yes
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor: Deck, Garden, Porch
 Spaces:

Appliances and Other Amenities

Stove: Gas cooktop, Electric GE stove
 Refrigerator: GE Profile
 Dishwasher: Kitchen Alde
 Washer: Whirlpool
 Dryer: Whirlpool
 Tv Service: Cable
 Amenities: Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$722,900
 Land Assessment: \$883,200
 Total Assessment: \$1,606,100
 Estimated Taxes: \$5,750

Condo Fees: \$0
 Condo Fees Include:

Easements

Easement across Lot 5 for driveway for vehicular and pedestrian access to and egress from Lot 6 and Burnell Street including right to landscape and plant bushes, trees & other vegetation.

Other Comments

Wall sconces are not included.



Back yard



Entrance Foyer



Front Living room



Open dining/ kitchen with doors to back deck



View from the kitchen into the dining area & family room



Spacious Kitchen with lunch bar



Plenty of cabinets & counter space



1st Floor Master Bedroom



2nd Floor Bedroom with private bath



3rd bedroom with built-ins & private bath



Den or TV room on the 2nd floor



West side



East side with access to the Kitchen & basement





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Fabulous covered deck



www.linknantucket.com
Lush Gardens



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View toward the cottage



www.linknantucket.com
2 Bedroom cottage



www.linknantucket.com
Cottage and storage shed



www.linknantucket.com
Covered front porch on cottage



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Cottage Livingroom



Den or TV room



Cottage kitchen



1 of 2 bedrooms