

**Price: \$6,900,000    Address: 15 Hallowell Lane    Area: Cliff    Owner: Sohn/Greene**

Type: Single Family      Status: Available  
 Map/Parcel: 30/10      Lot #: 27A & 27B  
 Zoning: R-20      Lot Size (SF): 25,265  
 Deed: 1460 & 1461      Lot Size (A): 0.5800  
 Wtr Frontage: Soundfront      Plan: 12022D  
 Water View: Sound      Water: Town  
 Other View: Sound      Sewer: Septic  
 Year Built: 1928      Rooms: 7  
 Remodeled:      Beds/Baths: 4/3.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



www.linknantucket.com

Secure an exceptional location for a great price. Over 120 feet of waterfrontage on the north shore close to town with private steps to the beach offering stunning views of Nantucket Sound and exclusive dune deck to view fireworks on the 4th of July and magnificent sunsets every summer evening. Outstanding beach for swimming & boating. Includes 4 bedroom 1920's vintage cottage offering incredible opportunity to add owner equity by bringing this well loved summer home up to date. Move in for the summer and make plans for the future!

**Basement:** Best value for north shore waterfront-Nestled into the dunes on the north shore with private steps to a pristine sandy beach along the calm waters of Nantucket Sound, this 1928 vintage summer cape offers an incredible opportunity for a buyer seeking Nantucket waterfront within an exceptional neighborhood in the Cliff area near the Westmoor Club, just west of Nantucket town. The approximate 120 feet of frontage on the water is protected with a bulkhead and two breakwaters. Moor your boats here and leave your kayaks on the beach and get ready to enjoy some of the best summers ever! Watch the parade of activity from your private deck set into the dunes overlooking the sound and jetties.

**1st Floor:** Front entry with cathedral ceiling and stairway to second floor and beaded board throughout the entire house. On the west side of the house is a family room which captures the afternoon sun. Large living room with fireplace; adjacent to the living room is a dining area. Kitchen, mud-room with laundry, 1/2 bath.

**2nd Floor:** Master bedroom on the western side with water views and private bath with shower; 3 additional bedrooms and 2 hall baths.

**Other Structures:** Shed

Building Information

First Floor Bedrooms: 0  
 Heating: Electric  
 Fireplaces: 1  
 Floors: Fir  
 Yard: Yes  
 Parking: Yes  
 Foundation:  
 Lead Paint: Unknown  
 Recreation and Outdoor Deck  
 Spaces:

Appliances and Other Amenities

Stove: Yes  
 Refrigerator: Yes  
 Dishwasher: No  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Outdoor Shower

Taxes and Fees

Assessment Year: 2011  
 Building Assessment: \$248,200  
 Land Assessment: \$4,698,000  
 Total Assessment: \$4,946,200  
 Estimated Taxes: \$18,339

Condo Fees: \$0  
 Condo Fees Include:

Easements

4 bedroom septic design, approved by Con Com-see plan dated April 2009. Protective wooden bulkhead and deck set in dunes are two grandfathered features unique to this property.

Other Comments

None



www.linknantucket.com  
house & beach 2011



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com  
dune deck facing west



www.linknantucket.com  
front entry



www.linknantucket.com  
entryway



living room



living room



dining area



sunporch with western light



kitchen



guest bedroom



master bedroom



master bedroom



dune deck facing east



north shore aerial view



yard facing Hallowell & Gosnold roads



dune deck from ocean side of house



house & beach 2011



view of beach toward Jetties and Galley Restaurant



www.linknantucket.com

private beach steps



www.linknantucket.com

entrance stairwell to second story



www.linknantucket.com

guest bedroom