

Penny Dey 508-221-0801

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

Plan: 12022D Wtr Frontage: Soundfront

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

AtlanticEast

NANTUCKET REAL ESTATE



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:

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:

Appliances and Other Amenities

Stove: Yes Refrigerator: Yes Dishwasher: No Washer: Yes Dryer: Yes Tv Service: Cable

Amenitites: Outdoor Shower

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









house & beach 2011

















dune deck facing west

front entry

entryway









living room



dining area



sunporch with western light



kitchen



guest bedroom



master bedroom



master bedroom



dune deck facing east





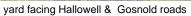




north shore aerial view









dune deck from ocean side of house





house & beach 2011



view of beach toward Jetties and Galley Restaurant









entrance stairwell to second story



guest bedroom