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

Penny Dey 508-221-0801

Price: \$4,165,000 Address: 155 Wauwinet Road Area: Wauwinet Owner: Fishercot N.T.

Type: Single Family Status: Available

Map/Parcel: 11/1 Lot #: 1, B-2,

11,26

Zoning: R1/SR1 Lot Size (SF): 175,546

Deed: C20,560 Lot Size (A): 4.0300

Wtr Frontage: Oceanfront Plan: 10990-

Water View: Harbor Water: Well

Other View: Ocean Sewer: Septic

Year Built: 1950 Rooms: 6

Remodeled: Beds/Baths: 4/3

Furnished: Un-Furnished Second Dwelling: None



Uniquely spectacular location in Wauwinet. Direct harbor and oceanfront property on 3+ acres. Abounding views across Wauwinet, down the beach and over the Atlantic from this classic summer cottage. Eligible for 2 moorings.

1st Floor: Living room with great picture windows to take in the views. Fireplace and dining area. Kitchen with door to deck, outdoor

shower and garage (laundry within garage). Two bedrooms and 2 full baths.

2nd Floor: Open landing with window nook. Large bedroom/bunk room with sitting area. Bedroom. Full bath.

Other Structures: Detached garage with laundry.

Building Information

First Floor Bedrooms: 2

Heating: Electric

Fireplaces: 1

Floors: Pine

Yard: beach, beachgrass and dunes

Parking: yes
Foundation: yes
Lead Paint: Unknown
Recreation and Outdoor Deck, Porch

Spaces:

Taxes and Fees

Assessment Year: 2011
Building Assessment: \$251,300
Land Assessment: \$2,483,400
Total Assessment: \$2,734,700
Estimated Taxes: \$10,073

Condo Fees: \$0 Condo Fees Include:

Appliances and Other Amenities

Stove: yes, electric Refrigerator: yes Dishwasher: yes, Bosch Washer: yes Dryer: yes Tv Service: Cable

Amenitites: Insulation, Outdoor Shower

Easements

Conservation Restriction and Right of Way

Other Comments

Past The Wauwinet House with direct frontage on both Wauwinet Harbor and the Atlantic ocean. Set on a 3+ acres.













































































