

Price: \$15,995,000 Address: 21 Lincoln Avenue

Area: Cliff

Owner: Oversea NT

Type: Single Family Status: Available
 Map/Parcel: 30/43 Lot #: 9
 Zoning: R1/SR1 Lot Size (SF): 53,143
 Deed: 87243/87244 Lot Size (A): 1.2200
 Wtr Frontage: Soundfront Plan: 8751-
 Water View: Sound Water: Town
 Other View: Harbor Sewer: Town
 Year Built: 1878 Rooms: 13
 Remodeled: Beds/Baths: 8/3.5
 Furnished: Un-Furnished
 Second Dwelling: Potential



www.linknantucket.com

Oversea is a classic Lincoln Circle property, an iconic Nantucket summer home. This 1.2 acre waterfront property sits high and stately overlooking Nantucket Sound. Its wrap-around porch, generous yard, and stairs to the beach below evoke the nostalgia of summers past: sunshine, salt water, the magic of Nantucket. With 8 bedrooms and 3.5 bathrooms, this Island retreat is perfect for large get-togethers.

1st Floor: Spacious Eat-In Kitchen (laundry - full size washer dryer). Formal Dining Room, Formal Living Room, Sun Room and a half bathroom. Access to the wonderful wrap around porch.

2nd Floor: At the top of the stairs, there are two large front bedrooms both facing Nantucket Sound. Off the Main Hall are two large bedrooms and two hall bathrooms (T/S).

3rd Floor: Unfinished attic space with four bedrooms and a full bathroom (T/S).

Other Structures: Two Car Garage and Large Shed/Garage.

Building Information

First Floor Bedrooms: 0
 Heating: None
 Fireplaces: Yes
 Floors: Hardwood
 Yard: Yes
 Parking: Yes
 Foundation: brick piers
 Lead Paint: Unknown
 Recreation and Outdoor Spaces: Garden, Patio, Porch

Appliances and Other Amenities

Stove: Whirlpool
 Refrigerator: GE
 Dishwasher: Maytag
 Washer: GE Top Loader
 Dryer: Whirlpool
 Tv Service: Cable
 Amenities: Alarm, Disposal, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$907,403
 Land Assessment: \$8,100,003
 Total Assessment: \$9,007,406
 Estimated Taxes: \$33,276

Condo Fees: \$0
 Condo Fees Include:

Easements

C110242 - Conservation restriction granting public beach access to restricted portion of the beach.

Other Comments

None





