

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

Penny Dey 508-221-0801

Price: \$1,495,000 Address: 31 Quidnet Road Area: Quidnet Owner: Eger

Type: Land Status: Available

Map/Parcel: 21/27.1 Lot #: 4

> Zoning: R-20 Lot Size (SF): 65,587

Deed: -Lot Size (A): 1.5000

Wtr Frontage: None Plan: 36582-C

Water View: Ocean Water: Well

Other View: Pond Sewer: Septic



Rare offering featuring a rolling topography and wonderful views of Sesachacha Pond and the Ocean while standing on the ground! Second floor views will be spectacular! A portion of the land abuts Audubon property. Well and 4 bedroom septic installed. 4/10 of a mile to the beach!

Other Property and Parcel Info

of Lots: 1 Septic #of Bedrooms:

Land Features: Survey, Staked & Tagged, Well in, Septic design, Septic installed, Power, Cable,

Taxes

Assessment Year: 2012 Land Assessment: \$1,225,000 Estimated Taxes: \$4,557

Other Comments

31 Quidnet is on the right. Look for the corners which are clearly staked. There is a cut in the privet on the far right of the lot and then walk up the right lot line, following the barbed wire fence. Please be careful! Back corners and approximate side lines are staked. Call Listing Broker to meet you and your client on site.

Easements

None on Deed. MESA being filed.



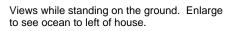














Pond View between abutting homes.



Rolling topography makes for an interesting setting.



Northwesterly view toward Quidnet Road.