

Price: \$2,495,000 Address: 84 Main Street Area: Town Owner: Lucks

Type: Single Family Status: Available
 Map/Parcel: 4233/20 Lot #: 20
 Zoning: ROH/SOH Lot Size (SF): 5,445
 Deed: bk557/pg89 Lot Size (A): 0.1250
 Wtr Frontage: None Plan:
 Water View: None Water: Town
 Other View: Town Sewer: Town
 Year Built: 1750 Rooms: 8
 Remodeled: 1995 Beds/Baths: 4/3.5
 Furnished: Un-Furnished
 Second Dwelling: Potential



www.linknantucket.com

"The John Barnard House" - Charming, historic home located on Main Street proper- a moment from the center of town. This delightful home is a warm and inviting. It has kept its historic integrity as it has been lovingly maintained with many of the original features intact. Three floors of living space- bright, sun-porch; updated, country kitchen; beautiful dining and living room; six fireplaces. Truly a treasure of a home filled with details of ages past.

Basement: Accessed by interior door off kitchen; Exterior access by double barn doors to easily store bikes, kayaks, outdoor furniture, etc. Large storage area; utility area, and wash area.

1st Floor: Gracious front entry; charming and large front parlor; updated, country kitchen with decorative painted floors and modern, stainless steel appliances, walk-in pantry; intimate dining room with fireplace; powder room; bright sun-room.

2nd Floor: Large front bedroom with fireplace and double closet; gracious second floor landing with bookshelves and sitting area; Full bathroom off hall with linen closet in bathroom; Second large bedroom suite with double closets, fireplace and linen closet and full bathroom with tub/shower.

3rd Floor: Two bedrooms with shared full bathroom in hall.

Second Dwelling: Potential for 2nd Dwelling. Approximately 1,662 left on the ground to expand or build second dwelling or garage.

Building Information

First Floor Bedrooms: 0
 Heating: Oil\FHW
 Fireplaces: Six
 Floors: Antique Wide Pine
 Yard: Large back yard, room for second dwelling or garage
 Parking: 2 off Main Street
 Foundation: Brick, Stone
 Lead Paint: Unknown
 Recreation and Outdoor Garden
 Spaces:

Appliances and Other Amenities

Stove: Jenn-Air, stainless steel
 Refrigerator: Amana, stainless steel
 Dishwasher: Jenn-Air
 Washer: GE
 Dryer: GE
 Tv Service: Cable
 Amenities: Disposal, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$833,200
 Land Assessment: \$1,243,100
 Total Assessment: \$2,076,300
 Estimated Taxes: \$7,731

Condo Fees: \$0
 Condo Fees Include:

Easements

none known

Other Comments

Located on the corner of Main Street and Pine Street.







