

Price: \$850,000 Address: 11 Boynton Lane Area: Miacomet Owner: Kelly

Type: Multi-Family Status: Available
 Map/Parcel: 67/485 Lot #: 2
 Zoning: RC-2 Lot Size (SF): 7,824
 Deed: B. 1270, P. 267 Lot Size (A): 0.1700
 Wtr Frontage: None Plan: 05-74
 Water View: None Water: Town
 Other View: None Sewer: Town
 Year Built: 2006 Rooms: 10
 Remodeled: Beds/Baths: 7/5+
 Furnished: Un-Furnished
 Second Dwelling: Existing



Income producer! Very well maintained duplex home and two car garage with one bedroom apartment above. Located on oversized lot with mature landscaping and plenty of parking. Centrally located with easy access to the Surfside bike bath, beach and town.

Basement: 11A – finished room with full sized windows, full bath (shower). 11B – full, unfinished.

1st Floor: 11A – open living/dining/kitchen, ½ bath. 11B – open living/dining/kitchen, full bath (shower).

2nd Floor: 11A – Two bedrooms, full bath (tub/shower). 11B – three bedrooms, full bath (tub/shower).

Second Dwelling: First floor: large two car garage with ½ bath. Second floor: open living/dining/kitchen, bedroom, full bath (shower) with washer/dryer.

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHA
 Fireplaces: No
 Floors: Wood/Tile/Carpet/Laminate
 Yard: None
 Parking: 6
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

Stove: GE
 Refrigerator: Whirlpool
 Dishwasher: GE
 Washer: 3
 Dryer: 3
 Tv Service: Cable
 Amenities: Central A/C, Disposal, Insulation

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$431,800
 Land Assessment: \$243,900
 Total Assessment: \$675,700
 Estimated Taxes: \$2,446

Condo Fees: \$0
 Condo Fees Include:

Easements

Multi-family special permit. Driveway, sewer/water and landscape easements. Central a/c in garage apartment only.

Other Comments

None



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11 Boynton Lane



www.linknantucket.com
11B Living Room



www.linknantucket.com
11B Kitchen



www.linknantucket.com
11B Master Bedroom



www.linknantucket.com
11B Guest Bedroom



www.linknantucket.com
11A Living Room



www.linknantucket.com
11A Kitchen



www.linknantucket.com
11A Dining Area



www.linknantucket.com
11A Master Bedroom



www.linknantucket.com
11A Guest Bedroom



www.linknantucket.com
Garage with Apartment



www.linknantucket.com
Garage Apt. Living Area



www.linknantucket.com
Garage Apt. Kitchen



www.linknantucket.com
Garage Apt. Bedroom