

**Price: \$1,895,000    Address: 43 Warrens Landing Road    Area: Dionis    Owner: DuPont**

Type: Single Family      Status: Available  
 Map/Parcel: 38/49      Lot #: 5 & 7  
 Zoning: LUG2      Lot Size (SF): 60,984  
 Deed: 109161      Lot Size (A): 1.4000  
 Wtr Frontage: None      Plan: 16956-D  
 Water View: Distant Harbor      Water: Well  
 Other View: None      Sewer: Septic  
 Year Built: 1987      Rooms: 6  
 Remodeled: 2011      Beds/Baths: 4/3  
 Furnished: Un-Furnished  
 Second Dwelling: Potential



[www.linknantucket.com](http://www.linknantucket.com)

Beautifully renovated beach house sitting on 1.4 acres with tennis court, views of Madaket Harbor, Fishers Landing open space and peeks of the north shore. Plenty of ground cover for a second dwelling.

*1st Floor:* Spacious foyer with sliders to back deck and laundry area. Two large bedrooms with shared bath. Master bedroom with private bath.

*2nd Floor:* Large open kitchen, dining living area with eat in lunch bar. Bedroom with shared bath.

Building Information

First Floor Bedrooms: 3  
 Heating: Gas\FHA  
 Fireplaces: None  
 Floors: Oak  
 Yard: Large  
 Parking: Ample  
 Foundation: Block  
 Lead Paint: No  
 Recreation and Outdoor Deck  
 Spaces:

Appliances and Other Amenities

Stove: Jen-Air  
 Refrigerator: Jen-Air  
 Dishwasher: Bosch  
 Washer: Whirlpool  
 Dryer: Whirlpool  
 Tv Service: Cable  
 Amenities: Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011  
 Building Assessment: \$370,200  
 Land Assessment: \$875,300  
 Total Assessment: \$1,245,500  
 Estimated Taxes: \$4,459

Condo Fees: \$0  
 Condo Fees Include:

Easements

Property abuts a 12' way.

Other Comments

None



