

**Price: \$1,245,000 Address: 1 Gardner Court # C**

**Area: Town**

**Owner: Werner**

Type: Condo Status: Available  
Map/Parcel: 42.31/188.2 Lot #: Unit 3  
Zoning: ROH/SOH Lot Size (SF):  
Deed: COO/9009 Lot Size (A): 0.0000  
Wtr Frontage: None Plan: PI 04-55  
Water View: Harbor Water: Town  
Other View: Residential Sewer: Town  
Year Built: 1850 Rooms: 6  
Remodeled: 1989 Beds/Baths: 2/2.5  
Furnished: Un-Furnished  
Second Dwelling: None



This two bedroom, two and one half bath first floor condominium unit with harbor views is located in the heart of the historic district, yet feels like it could be a country estate. The property has a walking easement to access Main Street via a brick walkway that is tucked between The Cavalier Gallery and The Old Even Keel Restaurant. The property offers the buyer ultimate privacy, yet easy access to town.

**Basement:** Small basement for mechanics. Oil tank and furnace.

**1st Floor:** The high ceilings that are located throughout the first floor of this unit lend to the old mansion feel. There is a large living room with a wood burning fireplace and built in bookcases. In addition, the sun filled parlor that faces the harbor is a perfect place to read and relax. The spacious dining room with fireplace and bay window is a perfect place to entertain summer guests. Large eat in kitchen and half bath.

**2nd Floor:** The second floor can be accessed by a spiral staircase or through the common staircase to the second floor. The master bedroom has a large walk in closet, full shower bath, wood burning fireplace and views of the Unitarian Church. The second guest bedroom has a full bath and a large closet with views over the manicured grounds to Main Street

Building Information

First Floor Bedrooms: 0  
Heating: Oil\FHW  
Fireplaces: three  
Floors: wood and tile  
Yard: Yes, beautifully manicured grounds  
Parking: Yes, One parking place  
Foundation: cement  
Lead Paint: Unknown  
Recreation and Outdoor Garden  
Spaces:

Appliances and Other Amenities

Stove: electric  
Refrigerator: electric  
Dishwasher: yes  
Washer: whirlpool  
Dryer: whirlpool  
Tv Service: Cable  
Amenities: Irrigation

Taxes and Fees

Assessment Year: 2011  
Building Assessment: \$1,553,800  
Land Assessment: \$0  
Total Assessment: \$1,553,800  
Estimated Taxes: \$5,491

Condo Fees: \$0  
Condo Fees Include:

Easements

The condominium fees cover the cost of building maintenance, landscaping, water, garbage pick up, and insurance for the common areas.

Other Comments

Gardner Court is the first left off of Orange Street. I Gardner Court is the last house on the left hand side of the street. There are a total of five units in the building.



Entrance to the first floor



Foyer



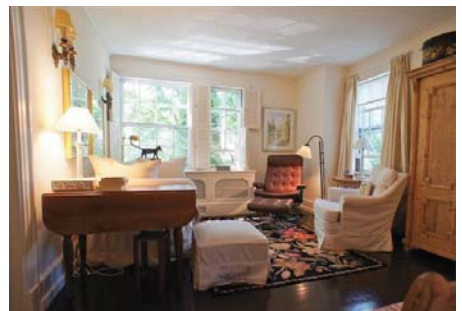
Living room



Dining room



Dining room



Sitting room off of the guest bedroom







Dining room



Dining room



kitchen



kitchen



kitchen



guest bedroom



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www.linknantucket.com

guest bedroom



www.linknantucket.com

sunroom



sunroom



kitchen