

Price: \$14,995,000 Address: 21 Lincoln Avenue

Area: Cliff

Owner: Oversea Nominee Trust

Type: Single Family *Status:* Available
Map/Parcel: 30/43 *Lot #:* 9
Zoning: R10/SR10 *Lot Size (SF):* 53,143
Deed: 87243/87244 *Lot Size (A):* 1.2200
Wtr Frontage: Soundfront *Plan:* 8751
Water View: Harbor *Water:* Town
Other View: Sound *Sewer:* Town
Year Built: 1878 *Rooms:* 13
Remodeled: *Beds/Baths:* 8/3.5
Furnished: Un-Furnished
Second Dwelling: None



Set in an unbeatable location on Lincoln Circle, the island's premiere neighborhood, this classic waterfront home exudes early Nantucket with unobstructed views of the Sound and beyond. "Oversea" has been an island landmark for well-over a hundred years, with a captivating history and a unique charm. The home features 8 bedrooms, 3.5 baths, a wraparound Farmer's Porch, private beach stairs and beautiful, spacious yard. An absolute must see!

Basement: Crawl space.

1st Floor: Entry from driveway into a breakfast area with adjoining kitchen with walk-in pantry. From this area there are also stairs up to the second level, storage closets and laundry facilities. Additional exterior door off from the kitchen leads out to the large wrap-around porch. Through the kitchen is the formal dining room with fireplace, panel details and stunning ocean views. The formal entry way is located on the front of the house facing the Sound, in between the dining room and living room. Straight stairs up from the foyer to the second floor. The large, bright living room features lots of windows, a fireplace and an additional sun room off the backside with exterior entry to the driveway. There is a powder room located at the end of the central hallway.

2nd Floor: Two bedrooms located at the front of the property with breathtaking views. Two additional bedrooms face the Lincoln Circle side of the property. Two full bathrooms on this level each with a clawfoot tub.

3rd Floor: Large, open central room with exposed beams and natural wood. Four bedrooms on this level share a full bath with clawfoot tub.

Building Information

First Floor Bedrooms: 0
Heating: Electric
Fireplaces: Two
Floors: Hardwood
Yard: Large
Parking: Yes
Foundation: Brick Piers
Lead Paint: Unknown
Recreation and Outdoor Spaces: Garden, Patio, Porch

Appliances and Other Amenities

Stove: Whirlpool
Refrigerator: GE
Dishwasher: Maytag
Washer: GE Top Loader
Dryer: Whirlpool
Tv Service: Cable
Amenities: Alarm, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
Building Assessment: \$907,400
Land Assessment: \$8,073,300
Total Assessment: \$8,980,700
Estimated Taxes: \$32,151

Easements

C110242 - Conservation restriction granting public beach access to restricted portion of the beach.

Other Comments

None

Condo Fees: \$0
Condo Fees Include:





