

**Price: \$1,295,000    Address: 6 Walnut Lane    Area: Town    Owner: Pamela S. Martell TR**

Type: Single Family      Status: Available  
 Map/Parcel: 4234/70      Lot #: 0  
 Zoning: ROH/SOH      Lot Size (SF): 1,978  
 Deed: C23193      Lot Size (A): 0.0454  
 Wtr Frontage: None      Plan: 19897-A  
 Water View: None      Water: Town  
 Other View: Residential      Sewer: Town  
 Year Built: 1900      Rooms: 6  
 Remodeled: 2001      Beds/Baths: 3/1.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



Tucked away on a quiet lane in the heart of Nantucket's Old Historic District, this incredibly charming cottage was formerly Margaret Pope's Enchanted Doll House. Reminiscent of yesteryear, and tastefully restored with today's modern amenities, this property is delightful in every way. Just steps to Main Street, this property is exceptionally located for the buyer who desires the conveniences of in-town living.

**Basement:** Full unfinished basement with laundry, mechanicals and ample storage.

**1st Floor:** Enter into a charming living area with fabulous ambient light, gorgeous antique fireplace and hardwood flooring throughout. Living area opens to dining room which features a lovely angled built-in china cabinet, decorative chandelier and tons of natural light from numerous surrounding windows. Galley kitchen with top of the line amenities and a powder room complete the first floor.

**2nd Floor:** A sunny hall window makes a bright addition to the second floor where three comfortable bedrooms are located. Each features hardwood flooring, loads of sunlight and ample storage. The bedrooms share a full bathroom with a claw-foot tub and pedestal sink.

Building Information

First Floor Bedrooms: 0  
 Heating: Gas\FHA  
 Fireplaces: One  
 Floors: Wood  
 Yard: Yes  
 Parking: Yes  
 Foundation: CB  
 Lead Paint: Unknown  
 Recreation and Outdoor: Patio  
 Spaces:

Appliances and Other Amenities

Stove: Viking  
 Refrigerator: SubZero  
 Dishwasher: Miele  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Central A/C, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2012  
 Building Assessment: \$437,200  
 Land Assessment: \$699,900  
 Total Assessment: \$1,137,100  
 Estimated Taxes: \$4,229

Easements

See Deed.

Other Comments

None

Condo Fees: \$0  
 Condo Fees Include:



