

**Price: \$1,795,000    Address: 11 Milk Street    Area: Town    Owner: Zschau, Trustee**

Type: Single Family      Status: Available  
 Map/Parcel: 4233/84      Lot #: 0  
 Zoning: ROH/SOH      Lot Size (SF): 4,356  
 Deed: 474/85      Lot Size (A): 0.1000  
 Wtr Frontage: None      Plan: Book 5  
 Water View: None      Water: Town  
 Other View: None      Sewer: Town  
 Year Built: 1761      Rooms: 8  
 Remodeled: 1991      Beds/Baths: 3/3.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



The Thomas Starbuck House was built in 1761 at the original town of Sherburne and moved to 11 Milk Street in 1790. This classic Quaker style home has been restored to its historic elegance with antique features carefully preserved and recorded by the Nantucket Preservation Trust. Wide board floors, working fireplaces, spacious, modern, eat in kitchen. "Dining room"...with one of the finest examples of early American fireplaces in New England." Borning room and front parlor each with working fireplaces. Three bedrooms on the second floor all with private baths. Portions of the home subject to an Historic Preservation Restriction.

**Basement:** A large root cellar with mechanicals. The basement walls and chimney base have all be rebuilt. Rigid insulation and very clean.

**1st Floor:** Large entry hall with L-shaped stairway. Front parlor with exquisite paneling surrounding the working fireplace. Large dining room with fireplace. Blanket/gun closet next to fireplace. Current den was the borning room and features third working fireplace, powder room and door to large, private patio. Large eat-in kitchen with center island and table for six in front of large, South facing window. Rear staircase leading to owners' bedroom. Two pantries, laundry room, stall shower. Door leading to the patio.

**2nd Floor:** Front stairway leads to spacious second floor landing currently used as office space. Front bedroom fireplace and private bath. Middle bedroom with fireplace and large bath with tub/shower. Rear, owners' bedroom with bath. Stairway to attic.

**3rd Floor:** Attic.

Building Information

First Floor Bedrooms: 0  
 Heating: Oil\FHW  
 Fireplaces: Five. Three working.  
 Floors: Wide Pine.  
 Yard: Landscaped plus Large Patio.  
 Parking: Yes  
 Foundation: Brick and Block.  
 Lead Paint: Unknown  
 Recreation and Outdoor: Garden, Patio  
 Spaces:

Appliances and Other Amenities

Stove: Gas  
 Refrigerator: Yes  
 Dishwasher: Yes  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Irrigation

Taxes and Fees

Assessment Year: 2012  
 Building Assessment: \$795,200  
 Land Assessment: \$1,179,300  
 Total Assessment: \$1,974,500  
 Estimated Taxes: \$7,389

Condo Fees: \$0  
 Condo Fees Include:

Easements

Subject to an Historic Preservation Restriction. Please read under "Documents."

Other Comments

The kitchen, owner's bedroom, rear staircase, and all bathrooms are NOT subject to the Preservation Restriction. The main body of the house, basement and attic are subject to the Preservation Restriction. The footprint of the home may not be expanded. The renovation on the main body of the house is extremely well executed. This is a property for a lover of old homes!



The Thomas Starbuck House



Green Lane on the Left. Photo Courtesy of Nantucket Historical Association.



Courtesy of Nantucket Historical Association.



Large Foyer Invites You Into 11 Milk Street.



Foyer as Seen Coming Down Stairs.



Note the Mortgage Button.



Foyer. Note the shutters.



Front Parlour with Original Paneling.



Note How Sunshine Fills the Front Parlour.





The Fireplace is the Focal Point of the Dining Room.



A Larger Dining Room Table can Easily Accomodate 8-10.



The Bournig Room is Lined with Bookshelves.



Lovely Eat in Kitchen with Island.



Kitchen not Subject to Preservation Restriction.



Large Windows Face South West. Note Oven plus Convection Microwave.



Owner's Bedroom not Subject to Protective Covenants.



Anothe View of Owner's Bedroom. Door Shown leads to Attic.



"Middle" Bedroom with Private Bath.



"Middle Bedroom" Private Bath.



Front Bedroom with Door to Private Bath.



Another View of Front Bedroom.



Office Area at top of Stairs Overlooks Milk Street.



Side Yard as Seen from Corner of Green Lane.



Walk from Front of House to Side Door and Off Street Parking.



Large Patio with Perennial Garden.



Another View of Patio.