

Price: \$2,375,000 Address: 19 East Lincoln Avenue Area: Brant Point Owner: Carr

Type: Single Family Status: Available
 Map/Parcel: 4241/4 Lot #: 14
 Zoning: R1/SR1 Lot Size (SF): 4,230
 Deed: 1077-344 Lot Size (A): 0.1000
 Wtr Frontage: None Plan: Book 1/
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 2010 Rooms: 7
 Remodeled: Beds/Baths: 4/3
 Furnished: Un-Furnished
 Second Dwelling: None



This custom colonial home has all of the modern conveniences of a summertime home with a casual yet elegant flair. Fair Tide offers four bedrooms, three bathrooms, two delightful covered porches, plus excellent proximity to Jetties Beach, Children's Beach and Nantucket Town.

1st Floor: From the covered porch enter into the open foyer. Mud room with walk in closet and separate laundry room. Wide pine floors through out the house invite you into the spacious open living areas sporting white shuttered windows. comfortable sitting areas with a wall of built in shelves and cabinets for an entertainment center. A door leads to the large wrap around covered porch, enclosed outdoor shower and side yard. Dining area is open to the spacious, light and bright custom kitchen with gas stove, deep porcelain sink, double door refrigerator, ice maker and granite counters. Off the living areas, a full bathroom, a walk in closet, and first floor bedroom.

2nd Floor: Graceful stairway, with windows to the second floor. Open informal sitting area with trayed ceiling. Full bathroom with tub shower and linen closet. Two bedrooms each with custom built in beds with storage cubicles. Charming master bedroom with French doors to private balcony. Master bathroom with marble counter tops, double sinks, dramatic tiled walk in shower, and linen closet.

Building Information

First Floor Bedrooms: 1
 Heating: Gas\FHA
 Fireplaces: None
 Floors: Pine
 Yard: Small grassy area
 Parking: Two Cars
 Foundation: Concrete
 Lead Paint: Unknown
 Recreation and Outdoor Deck, Porch
 Spaces:

Appliances and Other Amenities

Stove: GE Profile
 Refrigerator: GE Profile
 Dishwasher: GE Profile
 Washer: Whirlpool
 Dryer: Whirlpool
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$643,400
 Land Assessment: \$1,154,200
 Total Assessment: \$1,797,600
 Estimated Taxes: \$6,692

Condo Fees: \$0
 Condo Fees Include:

Easements

None known

Other Comments

Exclusions: Dining room chandelier, stairway Onion Lamp, Living room sconces, audio/TV system.



