AtlanticEast
NANTUCKET REAL ESTATE

508-228-7707
5 North Water Street
Nantucket, Massachusetts 02554

Mary Malavase
508-221-2093

Price: $1,575,000 Address: 20 Winn Street | Area: Town | Owner: Winn Street NT

Type:	Single Family	*Status:*	Available
Map/Parcel:	56/207	*Lot #:*	1
Zoning:	R1/SR1	*Lot Size (SF):*	6,603
Deed:	1326/111	*Lot Size (A):*	0.1500
Wtr Frontage:	None	*Plan:*	2012-34
Water View:	None	*Water:*	Town
Other View:	Woods	*Sewer:*	Town
Year Built:	2013	*Rooms:*	9
Remodeled:		*Beds/Baths:*	5/4
Furnished:	Un-Furnished		
Second Dwelling:	Potential		

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Tucked on a quiet lane. This home will be built by Dick Cumbie and will include his many special touches and details. Completion scheduled for summer 2013. Potential for garage apartment.

Basement: Large open family/TV room with gas fireplace, Bright laundry with builtins. Bedrooms with tiled bath. Storage/utility room.

1st Floor: Enter from front porch into open living dining room with coffered ceiling and fireplace. Kitchen has granite counter tops and an island, 36" Viking range and Bosch dishwasher, opens to rear deck. Two bedroom with a shared bath. One can double as an office.

2nd Floor: Master bedroom with tiled bath, two ample closets. Bedroom with private tiled bath.

3rd Floor: Attic with pull down stair access.

Second Dwelling: Potential

Building Information

First Floor Bedrooms:	1
Heating:	Gas\FHA
Fireplaces:	Two
Floors:	5 Inch oak
Yard:	Yes
Parking:	Yes
Foundation:	Poured
Lead Paint:	No
Recreation and Outdoor Spaces:	Deck, Garden, Porch

Appliances and Other Amenities

Stove:	36" Viking Gas Stove
Refrigerator:	Kitchen Aid 36" Stainless Steel
Dishwasher:	Bosch Stainless Steel
Washer:	Maytag
Dryer:	Maytag
Tv Service:	Cable
Amenitites:	Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Easements

Taxes and Fees

Assessment Year:	2012
Building Assessment:	$0
Land Assessment:	$0
Total Assessment:	$0
Estimated Taxes:	$0
Condo Fees:	$0
Condo Fees Include:	

Other Comments

Pre-construction price. Construction to begin Fall of 2012. Pre-construction buyer can have custom details and choices of finishes.

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