

Price: \$2,895,000 Address: 3 Cabot Lane Area: Cliff Owner: Three Cabot Lane, LLC

Type: Single Family *Status:* Available
Map/Parcel: 30/60 *Lot #:* .
Zoning: R1/SR1 *Lot Size (SF):* 5,436
Deed: 1268/288 *Lot Size (A):* 0.1250
Wtr Frontage: None *Plan:* Bk. 5 Pg.
Water View: Harbor *Water:* Town
Other View: Residential *Sewer:* Town
Year Built: 1988 *Rooms:* 7
Remodeled: *Beds/Baths:* 5/3.5
Furnished: Un-Furnished
Second Dwelling: None



www.linknantucket.com

Beautiful summer home set in Nantucket's top location, "Lincoln Circle". The open floor plan provides a light and airy feeling to the first floor. Built by Perkins LaFrance, this home features vertical grain fir floors and cypress cabinetry and millwork. There are second floor water views and big water views from the Widow's Walk of Nantucket Harbor as well as Nantucket Sound. A short walk to Steps as well as Jetties Beach. Easy access to downtown - an extremely desirable Nantucket location!

Basement: Full basement with plenty of room for storage or bonus room. Stairs with exterior access to outdoor shower and back yard. Laundry area and half bath.

1st Floor: Foyer with stairs up to second level. Large living room with brick fireplace, expansive built-in window seat and doors out to large, covered front porch. Dining area with French doors out to brick patio area with outdoor shower. Large kitchen with cypress cabinetry. Small bedroom with built-in single bed and full bath with shower. Large hall area with storage closet.

2nd Floor: Four bedrooms on the second floor with three of the bedrooms sharing a full hall bathroom with tub/shower. The fourth bedroom, the Master bedroom suite has private bath, several closets and private upper deck with an accessible and comfortable staircase leading up to the Widow's Walk. The Widow's Walk has breathtaking views of the Harbor and Nantucket Sound.

Building Information

First Floor Bedrooms: 1
Heating: Oil\FHW
Fireplaces: Yes
Floors: Vertical Grain Fir
Yard: Yes
Parking: 2-car
Foundation: Poured Concrete - Full
Lead Paint: No
Recreation and Outdoor Spaces: Deck, Patio, Porch

Appliances and Other Amenities

Stove: Yes
Refrigerator: Yes
Dishwasher: Yes
Washer: Yes
Dryer: Yes
Tv Service: Cable
Amenities: Alarm, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
Building Assessment: \$639,000
Land Assessment: \$1,243,100
Total Assessment: \$1,882,100
Estimated Taxes: \$6,738

Condo Fees: \$0
Condo Fees Include: 0

Easements

None known.

Other Comments

None





