

Price: \$925,000 Address: 10 Prospect Street Area: Town Owner: Irwin

Type: Single Family Status: Available
 Map/Parcel: 5544/7 Lot #: 2
 Zoning: ROH/SOH Lot Size (SF): 8,485
 Deed: 805/74 Lot Size (A): 0.1948
 Wtr Frontage: None Plan: 19
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1940 Rooms: 6
 Remodeled: 2008 Beds/Baths: 3/2
 Furnished: Un-Furnished
 Second Dwelling: Potential



Charming, three bedroom, two bath, two story 1940's era 'old Nantucket' bungalow & newly renovated Barn (& attached garage). Perfect west of town location (Prospect Hill) minutes from Main Street, easy walk to town center and easy access to beaches, bike/jogging paths and all points East & West. Oversized, deep recessed private lot in 'Old Historic District' with large shade trees, circular shell driveway and mature plantings.

Basement: Partial unfinished with utilities and lots of storage space; partial crawl

1st Floor: Living room with large separate dining area, mud room/pantry area & laundry, two bedrooms, full bath(tub & shower), eat-in, fully equipped kitchen (and pantry area with washer/dryer) with access to back porch and large back yard for alfresco dining and entertaining. Lovely original pine flooring throughout.

2nd Floor: Bedroom with skylight, full bath (tub & shower) and attic (storage space or possible second floor expansion options). Painted pine floors.

Second Dwelling: A serenely secluded barn at the back end of the property has been renovated by a local wood artisan to serve as a flexible use entertainment / living / artist studio space and features antique woods, a dramatic ceiling height (accented with beautiful French 'tole' chandelier), bay window and large mezzanine loft for office/library or overflow sleeping --- the space is sure to become a family favorite for unwinding and relaxing with a great book or movie (or to give family members their privacy!). The barn offers additional potential for cottage industry or full conversion to second dwelling with ZBA approval!

Building Information

First Floor Bedrooms: 2
 Heating: Oil/FHW
 Fireplaces:
 Floors: Hardwood Fir
 Yard: yes
 Parking: 2+
 Foundation: block
 Lead Paint: Unknown
 Recreation and Outdoor Spaces: Deck, Garden, Porch

Appliances and Other Amenities

Stove: JennAir
 Refrigerator: yes
 Dishwasher: yes
 Washer: yes
 Dryer: yes
 Tv Service: Cable
 Amenities: Insulation

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$402,700
 Land Assessment: \$567,100
 Total Assessment: \$969,800
 Estimated Taxes: \$3,565

Condo Fees: \$0
 Condo Fees Include:

Easements

Use limitation requires soil management plan for expansion of dwelling (deed restrictions).

Other Comments

Price Reduction Limited Time*** Garage portion is in the process of being renovated in the same style as the "Barn" New windows have been added to the barn.



