



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Heidi L. Drew  
508-325-2121

**Price: \$2,195,000 Address: 155 Polpis Road**

**Area: Polpis**

**Owner: Timbers**

Type: Single Family      Status: Available  
 Map/Parcel: 44/14      Lot #: 8,9,& 10  
 Zoning: LUG3      Lot Size (SF): 138,521  
 Deed: 24038      Lot Size (A): 3.1800  
 Wtr Frontage: None      Plan: 10999-E  
 Water View: Harbor      Water: Well  
 Other View: Pastoral      Sewer: Septic  
 Year Built: 1910      Rooms: 7  
 Remodeled:      Beds/Baths: 4/1  
 Furnished: Un-Furnished  
 Second Dwelling: Potential



Quintessential Nantucket Cottage, charming and beautifully maintained. Spectacular 3 plus acre, very private, elevated property, with views out over the creeks, adjacent to the Life Saving Museum and acres of open conservation land. Perfect site to build a compound with a new custom home and use the existing cottage as a guesthouse. The adjacent 4-bedroom, 1.75 acre property at 153 Polpis Rd. is offered for sale separately for \$1,995,000.

*1st Floor:* First floor features a galley kitchen with views; dining room; living room with fireplace; sun room with wonderful view of the creeks. Garage with full bathroom.

Building Information

First Floor Bedrooms: 0  
 Heating: Electric  
 Fireplaces: Yes  
 Floors: wood  
 Yard: Yes  
 Parking: Yes  
 Foundation: Concrete  
 Lead Paint: Unknown  
 Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch

Appliances and Other Amenities

Stove: Yes  
 Refrigerator: Yes  
 Dishwasher:  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: None

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$249,700  
 Land Assessment: \$1,359,000  
 Total Assessment: \$1,608,700  
 Estimated Taxes: \$5,823

Condo Fees: \$0  
 Condo Fees Include:

Easements

Other Comments

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