



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Heidi L. Drew
508-325-2121

Price: \$1,325,000 Address: 24 Union Street

Area: Town

Owner: Estate of James David

Type: Multi-Family Status: Available
 Map/Parcel: 4232/177 Lot #: 0
 Zoning: R1/SR1 Lot Size (SF): 3,810
 Deed: 119 Lot Size (A): 0.0600
 Wtr Frontage: None Plan: 15
 Water View: Distant Harbor Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1750 Rooms: 7
 Remodeled: 1999 Beds/Baths: 3/3
 Furnished: Un-Furnished
 Second Dwelling: None



www.linknantucket.com

Built at the beginning of the whaling era this historic home offers tremendous charm and potential income! Situated on tree lined Union Street, just 2 blocks from the heart of down town Nantucket. Currently grandfathered as two apartments but, could easily be restored to one lovely home. Original wide pine floors, 4 fireplaces & 2nd floor living room with a view of the harbor. A perennial garden, nice lawn & brick patio extend the living out doors. Great home or investment opportunity!

Basement: Full unfinished basement with a small office, laundry area, and ample storage.

1st Floor: First Floor Apartment: There are two living rooms each having a fireplace (one could be used as a bedroom), an eat in kitchen, two full bathrooms, one bedroom with door opening to small sun deck and patio.

2nd Floor: Second Floor Apartment: Offers a cozy eat in kitchen with fireplace, one bedroom with fireplace, full bathroom, and a beautiful living room with vaulted ceiling & a peak of the harbor.

3rd Floor: The attic is partially finished currently set up as office and storage.

Other Structures: Outside has a small sun deck, brick patio and garden shed.

Second Dwelling: This is a two family house.

Building Information

First Floor Bedrooms: 2
 Heating: Oil/FHW
 Fireplaces: 4
 Floors: Wide Antique Pine
 Yard: Yes
 Parking: On Street
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor Deck, Garden, Patio
 Spaces:

Appliances and Other Amenities

Stove: Yes 2
 Refrigerator: Yes 2
 Dishwasher: Yes 2
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Insulation

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$693,600
 Land Assessment: \$767,300
 Total Assessment: \$1,460,900
 Estimated Taxes: \$5,313

Easements

Other Comments

Condo Fees: \$0
 Condo Fees Include:



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SALE BY EXECUTOR – LICENSE TO SELL The parties acknowledge that it is necessary to obtain a License to Sell from the Nantucket Probate Court in order to effectuate the sale to Buyer. Seller agrees to take all steps necessary to obtain a License to Sell from the Nantucket Probate Court in a timely manner. However, it being expressly understood that it is the legal obligation of the Seller, as fiduciary, to obtain the best possible price for the subject property. It is possible that a higher offer could be presented at the hearing on the issuance of a License to Sell and the Probate Court could require the Seller to accept said higher offer. Then and in that event, the Buyer's deposit, together with the interest accrued thereon, shall be returned to the Buyer and all obligations of each party to the other under this Agreement shall terminate. Inspections welcome but, Estate offered "AS IS".





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