



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Meg Ruley
508-228-1398

Price: \$2,400,000 Address: 9 E Street

Area: Madaket Owner: Schmid Realty Trust

Type: Single Family Status: Available
 Map/Parcel: 6021/006 Lot #: 85A
 Zoning: R-20 Lot Size (SF): 11,326
 Deed: 19776 Lot Size (A): 0.2600
 Wtr Frontage: Harborfront Plan: 5933G
 Water View: Harbor Water: Town
 Other View: Distant Ocean Sewer: Septic
 Year Built: 1950 Rooms: 6
 Remodeled: Beds/Baths: 1/2
 Furnished: Un-Furnished
 Second Dwelling: None



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Hither Creek haven! Nestled on the serene bank, this waterfront Old Madaket summer home boasts some of the best daytime views and evening sunsets on the island. The property is currently configured as a harbor front house and separate studio, however plans are currently under review with the HDC and ConCom for a four bedroom renovated home and a boardwalk leading down to the Creek; the approved plans will be included in sale of the property. Truly a haven for those who seek a quieter pace and quintessential Nantucket summer days.

1st Floor: The foyer leads to the kitchen with a pantry and a ladder leading to the half-story above. Beyond is the harbor-facing living and dining area with built-in bookshelves and a propane-fired 'wood' stove. A bedroom and a bathroom with a shower complete the first floor.

2nd Floor: Half-story open room with harbor views, accessed by a ladder off of the kitchen.

Other Structures: The studio offers two versatile rooms and a bathroom with a shower. Attached is a shed with the washer and dryer.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 1
 Heating: None
 Fireplaces: Propane fired 'wood' stove
 Floors: Wood and linoleum
 Yard: Yes
 Parking: Yes
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor: Porch
 Spaces:

Stove: Magic Chef
 Refrigerator: Whirlpool
 Dishwasher: None
 Washer: GE
 Dryer: GE
 Tv Service: Cable
 Amenities: Wood Stove, Outdoor Shower

Taxes and Fees

Easements

Assessment Year: 2013
 Building Assessment: \$217,400
 Land Assessment: \$1,996,900
 Total Assessment: \$2,214,300
 Estimated Taxes: \$8,360

4-bedroom septic system in place. Town water has been recently brought out to this property.

Condo Fees: \$0
 Condo Fees Include:

Other Comments

None



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The autumn view is beautiful too.



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Half story.



Half story.

Half story.

The studio.



House bathroom.



Studio bathroom with a shower.