



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Penny Dey
508-221-0801

Price: \$9,950,000 Address: 10 North Road Area: Shimmo Owner: Shimmo Hills LLC

Type: Single Family Status: Available
 Map/Parcel: 43/81 Lot #: 102 & 103
 Zoning: LUG1 Lot Size (SF): 76,666
 Deed: 23739 Lot Size (A): 1.7600
 Wtr Frontage: Harborfront Plan: 11461-T
 Water View: Harbor Water: Well
 Other View: Town Sewer: Septic
 Year Built: 1928 Rooms: 9
 Remodeled: Beds/Baths: 6/4
 Furnished: Un-Furnished
 Second Dwelling: Potential



Classic 1920's summer cottage perched on a rare and exceptional harborfront site in Shimmo with commanding views of the harbor's entry, town and Nantucket Sound. There is a private path to the harbor that provides access to exceptional boating and swimming.

Basement: Laundry room, utility room and over-sized garage.

1st Floor: Entry foyer with coat closet and staircase; spacious open stud living/dining room with fireplace opening onto the porch that offers stunning views of the harbor; bedroom with full bath (shower); kitchen; side entry; bedroom with full bath (shower).

2nd Floor: Two harbor view rooms with a shared bath (shower); harbor facing bedroom with a full bath (tub); office/bedroom; bedroom; hall bath (shower).

3rd Floor: Unfinished attic for storage.

Building Information

First Floor Bedrooms: 2
 Heating: None
 Fireplaces: One
 Floors: fir, vinyl, pine
 Yard: Nat
 Parking: Yes
 Foundation: Block
 Lead Paint: Yes
 Recreation and Outdoor: Porch
 Spaces:

Appliances and Other Amenities

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

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$659,500
 Land Assessment: \$6,056,800
 Total Assessment: \$6,716,300
 Estimated Taxes: \$25,377

Condo Fees: \$0
 Condo Fees Include:

Easements

Existing home is located inside the 50' coastal bank.

Other Comments

None



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View looking towards Brant Point



View up harbor