



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Penny Dey
508-221-0801

Price: \$3,950,000 Address: 155 Wauwinet Road

Area: Wauwinet

Owner: Fishercot N.T.

Type: Single Family	Status: Available
Map/Parcel: 11/1	Lot #: 1, B-2, 11,26
Zoning: R1/SR1	Lot Size (SF): 175,546
Deed: C20,560	Lot Size (A): 4.0300
Wtr Frontage: Oceanfront	Plan: 10990-
Water View: Harbor	Water: Well
Other View: Ocean	Sewer: Septic
Year Built: 1950	Rooms: 6
Remodeled:	Beds/Baths: 4/3
Furnished: Un-Furnished	
Second Dwelling: None	



Uniquely spectacular location in Wauwinet. Oceanfront and harbor front property on 4 acres. Abounding views across Wauwinet, down the beach and over the Atlantic. Extraordinary sunsets. Eligible for 2 moorings.

1st Floor: Living room with great picture windows to take in the views. Fireplace and dining area. Kitchen with door to deck, outdoor shower and garage (laundry within garage). Two bedrooms and 2 full baths.

2nd Floor: Open landing with window nook. Large bedroom/bunk room with sitting area. Bedroom. Full bath.

Other Structures: Detached garage with laundry.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 2
 Heating: Electric
 Fireplaces: 1
 Floors: Pine
 Yard: beach, beachgrass and dunes
 Parking: yes
 Foundation: yes
 Lead Paint: Unknown
 Recreation and Outdoor: Deck, Porch
 Spaces:

Stove: yes, electric
 Refrigerator: yes
 Dishwasher: yes, Bosch
 Washer: yes
 Dryer: yes
 Tv Service: Cable
 Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$251,300
 Land Assessment: \$4,269,200
 Total Assessment: \$4,520,500
 Estimated Taxes: \$16,364

Easements

Conservation Restriction and Right of Way

Other Comments

Past The Wauwinet House with direct frontage on both Wauwinet Harbor and the Atlantic ocean. Set on a 4 acres.

Condo Fees: \$0
Condo Fees Include:



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