



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Ginger Ivey
508-280-0910

Price: \$3,295,000 Address: 17 Old North Wharf

Area: Town Owner: 17 Old North Wharf
LLC

Type: Single Family Status: Available
 Map/Parcel: 4231/027 Lot #: 28A
 Zoning: RC Lot Size (SF): 983
 Deed: bk1007,pg22 Lot Size (A): 0.0220
 5
 Wtr Frontage: None Plan: 51-T
 Water View: Harbor Water: Town
 Other View: Town Sewer: Town
 Year Built: 1998 Rooms: 5
 Remodeled: Beds/Baths: 3/3
 Furnished: Furnished
 Second Dwelling: None



www.linknantucket.com

"Boat House" - NAUTICAL NANTUCKET - Turn-Key Old North Wharf Pied-à-Terre. Enjoy this Charming Cottage in the Heart of Town. Enjoy morning coffee or evening cocktails sitting on second floor deck observing all the activity and excitement in the harbor. Moreover, "Boat House" has one of the most scenic roof walks on Nantucket, with Panoramic Views of Brant Point Lighthouse, the Boat Basin, the Harbor and Coatue!

1st Floor: 3 Bedrooms, 2 Baths- Master Bedroom with ensuite Bath, Fireplace and Bi-Folding French Doors facing the Harbor. Large Bedroom with exterior access to outdoor shower; Third Bedroom; Full Bath off Hall; Linen Closet.

2nd Floor: Great Room- Open Plan Kitchen, Living Room and Dining Area with Fireplace, Cathedral Ceilings, and white Cottage Beadboard throughout; Harborside Deck; Full Bath; Laundry Area; Ship's ladder to Loft. Exterior door off dining area to a Rear Deck.

3rd Floor: Ship's ladder in great room leads you to a loft with two twin beds and access to fabulous roof walk.

Building Information

First Floor Bedrooms: 3
 Heating: Gas\FHA
 Fireplaces: 2
 Floors: Yellow Pine
 Yard: no
 Parking: no
 Foundation: Poured Concrete
 Lead Paint: No
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

Stove: Gas GE Monogram Stainless Steel
 Refrigerator: GE Monogram Stainless
 Dishwasher: GE
 Washer: yes
 Dryer: yes
 Tv Service: Cable
 Amenities: Central A/C, Disposal, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$869,300
 Land Assessment: \$516,900
 Total Assessment: \$1,386,200
 Estimated Taxes: \$5,157

Condo Fees: \$0
Condo Fees Include:

Easements

Other Comments

Boat House now has new cedar roof; new and enlarged roof walk with easier access; new storm windows; new, custom storm door; and new furnishings.



new furniture and flat screen soon to be installed







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charming neighbors on the wharf



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view from roof walk



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New Roof Walk



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New roof walk- larger and easier access





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new cedar roof & roof walk

