



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Ken Beaugrand

508-345-1785

Price: \$2,195,000 Address: 2 Woodbury Lane

Area: Town

Owner: Dobrowolski

Type: Single Family Status: Available
 Map/Parcel: 4234/157 Lot #: 1
 Zoning: R1/SR1 Lot Size (SF): 9,341
 Deed: B. 371, P. 310 Lot Size (A): 0.2100
 Wtr Frontage: None Plan: FL 25-A
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1991 Rooms: 9
 Remodeled: 2007 Beds/Baths: 3/3
 Furnished: Un-Furnished
 Second Dwelling: None



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Near the Lily Pond Conservation area, this gracious, custom built, three bedroom, three bath home with separate garage is not to be missed. This well-appointed property features exceptional details. Mature landscaped gardens also surround the outside dining patio. Exclusions: Two sconces in second floor hall, three sconces in rear stairwell and dining room chandelier. Owner is a MA licensed real estate salesperson. Listing Broker, Gerald Crown is related to the owner.

1st Floor: Two-story entry with stairs to second floor, living room with fireplace, dining room with fireplace, recently renovated kitchen with top of the line appliances and Ceasarstone countertops, utility closet with washer/dryer, bedroom, bath (s), library with gas fireplace and doors to covered porch, second staircase.

2nd Floor: Master bedroom with private bath (t/s), guest bedroom, guest bath (s) with linen closet and separate sitting area with vaulted ceiling, large office/studio with vaulted ceiling.

Building Information

First Floor Bedrooms: 1
 Heating: Gas\FHW
 Fireplaces: 3
 Floors: Wide Pine
 Yard: Yes
 Parking: 2
 Foundation: Block
 Lead Paint: No
 Recreation and Outdoor: Patio, Porch
 Spaces:

Appliances and Other Amenities

Stove: Wolf
 Refrigerator: Jenn Air
 Dishwasher: Jenn Air
 Washer: Maytag
 Dryer: Maytag
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$924,000
 Land Assessment: \$1,253,300
 Total Assessment: \$2,177,300
 Estimated Taxes: \$7,882

Condo Fees: \$1,000
 Condo Fees Include:

Easements

Woodbury Lane Association Covenants (dues \$1000)

Other Comments

None



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