



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Mary Malavase
508-221-2093

Price: \$965,000

Address: 22 Madaket Road

Area: West of Town

Owner: Hradil

Type: Single Family Status: Available
 Map/Parcel: 41/305 Lot #: 1
 Zoning: R-20 Lot Size (SF): 4,390
 Deed: 985/89 Lot Size (A): 0.1000
 Wtr Frontage: None Plan: B. 15, P. 40
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1955 Rooms: 7
 Remodeled: 2007 Beds/Baths: 3/3
 Furnished: Un-Furnished
 Second Dwelling: None



This charming three bedroom, three bath home with its shell drive and landscaped yard was completely rebuilt in 2007 to include a new second story. Close to town on the Madaket bike path. A perfect home for year round or summer enjoyment. Must see to appreciate. Garden shed included.

Basement: Full, unfinished with laundry.

1st Floor: Enter through covered porch to bright open floor plan with gourmet kitchen with center island, living room and dining area. Sliding doors lead to professionally landscaped dining patio with slate pavers and a stone wall. Bedroom/den with full bath (tub/shower).

2nd Floor: Split, two story staircase leads to the upper floor. Hall closet for extra storage. Guest bedroom, ensuite bath (shower). Master bedroom with large closet and ensuite bath (shower). Both bedrooms have cathedral ceilings and mounted ceiling fans.

Other Structures: Garden shed.

Building Information

First Floor Bedrooms: 1
Heating: Gas\FHA
Fireplaces: 0
Floors: Red Oak/Carpet
Yard: Small
Parking: Yes
Foundation: Block
Lead Paint: Unknown
Recreation and Outdoor Spaces: Patio, Porch

Appliances and Other Amenities

Stove: Viking
Refrigerator: Kitchen aide
Dishwasher: Bosch
Washer: Frigidaire
Dryer: Maytag
Tv Service: Cable
Amenities: Alarm, Central A/C, Disposal, Insulation

Taxes and Fees

Assessment Year: 2013
Building Assessment: \$304,100
Land Assessment: \$522,100
Total Assessment: \$826,200
Estimated Taxes: \$3,032

Easements

Pre-existing undersized lot. Special permit.

Other Comments

None

Condo Fees: \$0
Condo Fees Include:



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