



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Lisa Sherburne  
508-560-0204

**Price: \$3,595,000 Address: 31 North Pasture Lane**

**Area: Shawkemo**

**Owner: Dowley**

Type: Single Family      Status: Available  
 Map/Parcel: 44/78      Lot #: 19  
 Zoning: LUG3      Lot Size (SF): 36,155  
 Deed: C19701      Lot Size (A): 0.8300  
 Wtr Frontage: None      GLA: 2,950  
 Water View: Distant Harbor      Water: Well  
 Other View: Pastoral      Sewer: Septic  
 Year Built: 1988      Rooms: 8  
 Remodeled: 2010      Beds/Baths: 4/5.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



Situated high on North Pasture with views of the Moors and Harbor, this four bedroom house is perfectly suited to living on Nantucket. Private bedroom spaces, several dining options and comfort throughout. Every detail has been carefully thought out and result in the ideal Nantucket experience.

**Basement:** Crawl

**1st Floor:** Large entry deck overlooking acres of protected land with trail access. Enter Living Room with fireplace, four separate seating/dining areas set into bays. At right two openings lead to bar area with wine cooler and ice maker. Custom kitchen with marble counter tops, dining area, hall to sitting room and bath with shower and door to front deck. On the other side of the living room a hallway has a master bedroom, walk-in closet and custom bath, a second ensuite bedroom and bath, laundry area and powder room. Running the length of the living room is a large deck with an awning, outside lighting and heating units. An outdoor shower is off the bedroom wing.

**2nd Floor:** A circular staircase leads to the second floor. There are two bedrooms with water views, two baths, a laundry and sitting room with views over the moors.

**Other Structures:** There is an over-sized storage shed on the property with a deck facing the moors.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 2  
 Heating: Gas\FHA  
 Fireplaces: Two  
 Floors: Wood  
 Yard: Yes  
 Parking: Yes  
 Foundation: Block  
 Lead Paint: No  
 Recreation and Outdoor: Deck, Garden  
 Spaces:

Stove: Gas - Viking  
 Refrigerator: Subzero  
 Dishwasher: Yes - 2  
 Washer: Yes - 2  
 Dryer: Yes - 2  
 Tv Service: Satellite  
 Amenities: Alarm, Central A/C, Irrigation, Outdoor Shower

Taxes and Fees

Easements

Assessment Year: 2013  
 Building Assessment: \$890,400  
 Land Assessment: \$1,841,000  
 Total Assessment: \$2,731,400  
 Estimated Taxes: \$10,024

North Pasture Association Trust

Other Comments

Indoor/outdoor sound system, central vac.

Condo Fees: \$0  
 Condo Fees Include:



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