



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Penny Dey  
508-221-0801

**Price: \$3,495,000 Address: 44 & 44B Pine Street**

**Area: Town**

**Owner: Dorset Realty**

Type: Single Family      Status: Available  
 Map/Parcel: 5541/185      Lot #: 0  
 Zoning: ROH/SOH      Lot Size (SF): 5,810  
 Deed: B. 1123, P. 292      Lot Size (A): 0.1300  
 Wtr Frontage: None      Plan: 0  
 Water View: None      Water: Town  
 Other View: Residential      Sewer: Town  
 Year Built: 1800      Rooms: 9  
 Remodeled: 2009      Beds/Baths: 6/7.5  
 Furnished: Un-Furnished  
 Second Dwelling: Existing



www.linknantucket.com

This Nantucket home sits in a wonderful part of the Old Historic District. Equipped with all the latest amenities and well crafted detail through out! Including the extraordinary guest cottage, the property has a total of six bedrooms and seven and a half baths just a short distance to Main Street. Everything you need for comfortable, in-town living. Gross rental income for 2011 is \$167,000; for 2012 is \$181,250.

Basement: Yes

1st Floor: Open floor plan with comfortable living and dining area, fireplace and raised panel. Spacious kitchen with island with built-in stove and seating for five, bedroom, bath with shower.

2nd Floor: Bedroom with built-in drawers, private bath with tile shower, bunk room with storage drawers, bathroom with tiled tub/shower, master bedroom with built-ins, window seat and tiled bath

Second Dwelling: Cottage: First floor: Kitchen with island, fireplace with built-ins and dining area, powder room, bunk room with storage drawers and bath with tiled tub/shower. Second floor: Large master bedroom with built-in dresser, tiled bath with duel sinks. Lower level: Exterior brick stair to large office, bathroom with tiled shower.

Building Information

First Floor Bedrooms: 2  
 Heating: Oil\FHA  
 Fireplaces: 2  
 Floors: Oak  
 Yard: No  
 Parking: 2 Car  
 Foundation: Block  
 Lead Paint: No  
 Recreation and Outdoor: Patio  
 Spaces:

Appliances and Other Amenities

Stove: Wolf  
 Refrigerator: Sub-Zero  
 Dishwasher: Bosch  
 Washer: Duet  
 Dryer: Duet  
 Tv Service: Cable  
 Amenities: Central A/C, Disposal, Insulation, Irrigation,  
 Outdoor Shower

Taxes and Fees

Assessment Year: 2012  
 Building Assessment: \$1,405,900  
 Land Assessment: \$707,900  
 Total Assessment: \$2,113,800  
 Estimated Taxes: \$7,652

Condo Fees: \$0  
 Condo Fees Include:

Easements

None Known.

Other Comments

None







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