



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Peter DuPont
508-932-2535

Price: \$1,175,000 Address: 48 Hummock Pond Road Area: Hummock Pond Owner: Ottenhoff

Type: Single Family Status: Available
 Map/Parcel: 56/287 Lot #: 110
 Zoning: R-20 Lot Size (SF): 20,008
 Deed: C. 24,308 Lot Size (A): 0.4600
 Wtr Frontage: None GLA: 0
 Water View: None Water: Town
 Other View: Pastoral Sewer: Septic
 Year Built: 1940 Rooms: 5
 Remodeled: Beds/Baths: 3/2
 Furnished: Partially Furnished
 Second Dwelling: Potential



"HARBOR TOP", originally located in Monomoy and moved to this pastoral location just to the west of Town. House has original character and details and with upgraded kitchen and baths. Convenient to bike path, farms, brewery and Cisco Beach.

Basement: Full basement with bulkhead access to exterior.

1st Floor: Entry hall opens to large living room with vaulted ceiling and fireplace, guest bedroom, full bath (tub/shower), guest bedroom, updated kitchen with door onto large deck.

2nd Floor: Master bedroom, full bath (tub/shower).

Building Information

First Floor Bedrooms: 2
 Heating: Gas\FHW
 Fireplaces: Yes
 Floors: Oak/Tile
 Yard: Yes
 Parking: Yes
 Foundation: Poured
 Lead Paint: Unknown
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

Stove: Maytag
 Refrigerator: Maytag
 Dishwasher: Maytag
 Washer: Maytag
 Dryer: Maytag
 Tv Service: Cable
 Amenities: Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$298,800
 Land Assessment: \$393,300
 Total Assessment: \$692,100
 Estimated Taxes: \$2,477

Condo Fees: \$0
 Condo Fees Include:

Easements

See deed. Water, drainage and bike path easements.

Other Comments

None



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