



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Penny Dey
508-221-0801

Price: \$2,250,000 Address: 6 Tennessee Avenue

Area: Madaket

Owner: Poster

Type: Single Family Status: Available
 Map/Parcel: 60.21/21 Lot #: 454
 Zoning: R-20 Lot Size (SF): 5,700
 Deed: 80040 Lot Size (A): 0.1300
 Wtr Frontage: Harborfront Plan: 3092-39
 Water View: Sound Water: Well
 Other View: Harbor Sewer: Septic
 Year Built: 1970 Rooms: 7
 Remodeled: 1988 Beds/Baths: 3/3.5
 Furnished: Un-Furnished
 Second Dwelling: None



The Perfect West End Retreat. This charming Madaket home with an adorable studio offers wonderful views, perfect sunsets and direct private deeded access to the water. Large yard to the East of the house.

Basement: To the right is the large wine cellar/ storage room with a slate floor; To the left, a laundry room and a utility room with exterior access.

1st Floor: Enter into the living room which features spectacular views of the harbor, white washed walls and ceilings and a fireplace accented by slate tile detail. Two Dutch doors lead back onto the wraparound porch and the yard beyond. The kitchen offers granite surfaces, a Rosieres gas stove with double ovens and a stained glass door leading to the covered porch, an ideal place to dine al fresco. A dining area and a bathroom with a shower complete the first floor.

2nd Floor: Off of the landing, which is open and looks down onto the first floor, is the master bedroom. Beautiful harbor views can be enjoyed through French doors which open onto a balcony. The room offers a light and airy feel with white washed walls and a high ceiling, several built ins and a newly renovated bathroom with a glass and tile shower and a double sink vanity. Two more bedrooms connected by a shared bathroom with a shower complete this floor.

3rd Floor: Accessed by a ladder off of the landing, the cupola has a bench seat to take in the spectacular Madaket sunsets.

Other Structures: Charming studio nicely situated on the other side of the bluestone patio includes a shower, water closet with a stained glass door, vanity sink and a ladder leading up to a loft. There is an outdoor shower just off the patio, perfect for rinsing off sandy feet.

Building Information

First Floor Bedrooms: 1
 Heating: Gas\FHW
 Fireplaces: One
 Floors: Wood, Tile and Slate
 Yard: Yes
 Parking: Yes
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor: Deck, Garden, Patio, Porch
 Spaces:

Appliances and Other Amenities

Stove: Rosieres
 Refrigerator: Whirlpool
 Dishwasher: Bosch
 Washer: Frigidaire
 Dryer: Frigidaire
 Tv Service: Cable
 Amenities: Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$863,200
 Land Assessment: \$848,200
 Total Assessment: \$1,711,400
 Estimated Taxes: \$6,370

Condo Fees: \$0
 Condo Fees Include:

Easements

Special Permit 45717. Benefit of Exclusive Yard Easement. Easement granting 6 Tennessee Ave Access to Harbor over 5ft pedestrian walk way.

Other Comments

None



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House and Studio



Sunset from Master



Patio and Porch



Kitchen



Dining Area



Living Room



First Floor Up to Cupola





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Studio



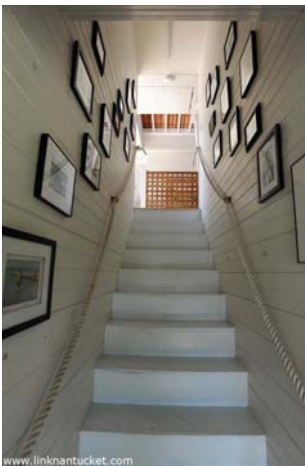
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