



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Peter DuPont
508-932-2535

Price: \$3,495,000 **Address: 8 Mattapoisett Avenue**

Area: Cisco

Owner: Alster

Type: Single Family Status: Available
 Map/Parcel: 82/394 Lot #: 104, 105
 Zoning: LUG2 Lot Size (SF): 7,986
 Deed: Book 779, Page 344 Lot Size (A): 0.1800
 Wtr Frontage: None GLA: 3,600
 Water View: Ocean Water: Well
 Other View: None Sewer: Septic
 Year Built: 2000 Rooms: 8
 Remodeled: Beds/Baths: 3/3.5
 Furnished: Un-Furnished
 Second Dwelling: None



Beautifully built, well maintained beach house in Cisco with wonderful views of Conservation land and the Ocean. Designed by J. Graham Goldsmith.

Basement: Full basement.

1st Floor: Entry foyer with staircase to second floor. Two ensuite bedrooms. Office/bedroom with half bath. Laundry room. Family room with French doors opens to large deck. Exterior staircase from lower to upper deck.

2nd Floor: Large open gourmet kitchen including 2 Dacor ovens, a Sub Zero refrigerator, 2 sinks, a warming drawer and microwave, an ice maker and a small under counter refrigerator. An open dining area and living room with fireplace. French doors to deck overlooking Conservation land and Cisco Beach. Ensuite master bedroom with fireplace. Access to roofwalk from second floor.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 2
 Heating: Gas\FHA
 Fireplaces: 2
 Floors: Heart Pine
 Yard: Yes
 Parking: Yes
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Deck
 Spaces:

Stove: Yes
 Refrigerator: Yes
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Easements

Assessment Year: 2013
 Building Assessment: \$1,445,000
 Land Assessment: \$1,436,700
 Total Assessment: \$2,881,700
 Estimated Taxes: \$10,432

None known.

Other Comments

None

Condo Fees: \$0
 Condo Fees Include:



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The information contained herein is believed to be reliable but is not guaranteed.





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