



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Penny Dey  
508-221-0801

Price: \$1,080,000 Address: 1 Boyers Alley

Area: Town

Owner: Alison P Scavone  
Trust

Type: Multi-Family      Status: Available  
 Map/Parcel: 5541/211      Lot #: 2  
 Zoning: ROH/SOH      Lot Size (SF): 8,276  
 Deed: 493 / 58      Lot Size (A): 0.1900  
 Wtr Frontage: None      GLA: 1,016  
 Water View: None      Water: Town  
 Other View: Residential      Sewer: Town  
 Year Built: 1970      Rooms: 8  
 Remodeled: 2003      Beds/Baths: 4/2  
 Furnished: Partially Furnished  
 Second Dwelling: None



Cute as a button, petite two-family cottage located just off historic Pleasant Street within walking distance of town, restaurants, historic points of interest and of course, biking distance to the beach! Light and bright, each mirror image unit of the cottage has beautiful wide pine floors, two bedrooms with full size beds, full bath, cozy living/dining, and efficient kitchen. Private spacious decks overlook a lush lawn for croquet, relaxation or picnics surrounded by perennial gardens of Hydrangeas, grasses and classic Nantucket flowers. Great rental potential with strong history. Perfect for those wishing to spend special summers on Nantucket. The property was built in 1970 and has two kitchens. This pre-existing condition allows for the ability to create two condominium units.

Basement: Crawl Space

1st Floor: Each half of the duplex has a spacious living area, efficient kitchen, a full bath, and two bedrooms.

Other Structures: Outdoor shed with outdoor shower.

Building Information

First Floor Bedrooms: 4  
 Heating: Electric  
 Fireplaces: 0  
 Floors: Pine/Soft Wood  
 Yard: huge yard  
 Parking: 2-Car Off Street  
 Foundation:  
 Lead Paint: Unknown  
 Recreation and Outdoor: None  
 Spaces:

Appliances and Other Amenities

Stove: 2 Electric  
 Refrigerator: 2  
 Dishwasher: 0  
 Washer: 2  
 Dryer: 2  
 Tv Service: Cable  
 Amenities: None

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$172,200  
 Land Assessment: \$556,000  
 Total Assessment: \$728,200  
 Estimated Taxes: \$2,636

Condo Fees: \$0  
 Condo Fees Include:

Easements

Other Comments

From Main Street, Left on Pleasant St., Pass Five Corners and make your first Left onto Boyer's Alley. The property is sold furnished with the exception of all artwork.



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Exterior Showing Side B



Exterior Showing Side A



Exterior



Side A Living Room



Side A Living Room



Side A Living Room



Side A Kitchen



Side A Kitchen



Side A Dining Area



Side A Bedroom 1



Side A Bedroom 2



Side B Living Room



Side B Living Room



Side B Living Room



Side B Kitchen



Side B Bedroom 1



Side B Bedroom 2



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Fenced Yard



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