



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Heidi L. Drew
508-325-2121

Price: \$1,195,000 Address: 12 Midland Avenue

Area: Madaket

Owner: Caton

Type: Single Family Status: Available
 Map/Parcel: 59.3/105 Lot #: 36
 Zoning: V-R Lot Size (SF): 44,867
 Deed: 6037 Lot Size (A): 1.0300
 Wtr Frontage: None GLA: 912
 Water View: Pond Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1971 Rooms: 3
 Remodeled: Beds/Baths: 2/1
 Furnished: Un-Furnished
 Second Dwelling: Potential



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This special summer home has big views and is located on an oversized lot in the heart Madaket. The unique property offers a tremendous amount of privacy as it is surrounded on 3 sides by more than 7 acres of Conservation Land, in a setting that gives you access to Long Pond and dramatic views over the pond and down to the ocean.

1st Floor: The first floor has two bedrooms, a bath and large hall that includes the laundry area.

2nd Floor: The open space offers big views and comfortable living space and opens up to a large deck with stairs down to the side yard. There is a galley-style kitchen off of the living and deck spaces.

Building Information

First Floor Bedrooms: 2
 Heating: Electric
 Fireplaces: No
 Floors: Carpet
 Yard: Yes
 Parking: Yes
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor Deck, Patio
 Spaces:

Appliances and Other Amenities

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

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$151,500
 Land Assessment: \$510,800
 Total Assessment: \$662,300
 Estimated Taxes: \$1,827

Condo Fees: \$0
 Condo Fees Include:

Easements

Easement in favor of 12 Midland for driveway over Conservation Land-
 Easement in favor of 16 Columbus over the corner of 12 Midland.

Other Comments

Access the home over Conservation Land off of Midland Avenue.



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



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