



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Heidi L. Drew
508-325-2121

Price: \$1,550,000 **Address: 18 Madequecham Valley Road**

Area: Madequecham

Owner: 18 Madequecham Valley Road N.T.

Type: Single Family Status: Available
 Map/Parcel: 89/15 Lot #: 5
 Zoning: LUG3 Lot Size (SF): 83,635
 Deed: C21133 Lot Size (A): 1.9200
 Wtr Frontage: Oceanfront GLA: 1,068
 Water View: Ocean Water: Well
 Other View: None Sewer: Septic
 Year Built: 1955 Rooms: 3
 Remodeled: Beds/Baths: 2/1.5
 Furnished: Un-Furnished
 Second Dwelling: Potential



Beautiful oceanfront setting with private stairs to endless pristine beaches. The property is an ideal setting for a new home and the existing summer cottage radiates old school south shore charm with cathedral ceilings, open living spaces, open stud walls and a gas stove to take the chill off on cool nights.

1st Floor: Open kitchen, dining and living area with cathedral ceilings that opens onto an ocean facing deck; full bath (tub/shower); bedroom with half bath and bedroom.

2nd Floor: Loft.

Building Information

First Floor Bedrooms: 2
 Heating: Other
 Fireplaces: no
 Floors: Fir, Vinyl & Carpet
 Yard: natural
 Parking: yes
 Foundation: piers
 Lead Paint: Unknown
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

Stove: electric
 Refrigerator: yes
 Dishwasher: yes
 Washer: yes
 Dryer: yes
 Tv Service: Satellite
 Amenities: Outdoor Shower

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$139,500
 Land Assessment: \$1,571,700
 Total Assessment: \$1,711,200
 Estimated Taxes: \$6,682

Condo Fees: \$0
 Condo Fees Include:

Easements

Other Comments

None



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