



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Penny Dey
508-221-0801

Price: \$1,695,000 Address: 3 Martins Lane Area: Town Owner: 3 Martins Lane LLC

Type: Single Family Status: Available
 Map/Parcel: 4232/133 Lot #: 58
 Zoning: ROH/SOH Lot Size (SF): 2,485
 Deed: 808/0083 Lot Size (A): 0.0500
 Wtr Frontage: None GLA: 1,654
 Water View: None Water: Town
 Other View: None Sewer: Town
 Year Built: 1900 Rooms: 6
 Remodeled: 2007 Beds/Baths: 3/2.5
 Furnished: Un-Furnished
 Second Dwelling: None



Magnificent on Martins Lane. In-town turn key renovation with abundant light, private gardens and exquisite architectural finishes located on a unique brick lane that is steps to lower Main Street with peek-a-boo harbor views. Renovated from top to bottom in 2007 with the finest materials and craftsmanship. Great rental history.

Basement: Partial basement with utilities.

1st Floor: The first floor opens seamlessly onto front and rear gardens extending living and dining spaces to the outdoors. Tone on tone finishes including original pickled floors, vulcanized limestone kitchen counter. Handmade tile and Carrara marble are complimented by the careful use of color including Italian plaster walls and vibrant furnishings. Gourmet kitchen, spacious living and dining areas. Front living room with fireplace and built in flat screen TV. Half bath and laundry area.

2nd Floor: Large Master bedroom with full private bath including a deep soaking tub with marble surround and waterworks fixtures throughout. Two guest bedrooms with shared hall bathroom with pedestal sink and handmade tile shower. Front bedroom offers vignettes of the harbor.

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHA
 Fireplaces: One
 Floors: Fir
 Yard: Yes
 Parking: Street
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor Spaces: Garden, Patio

Appliances and Other Amenities

Stove: Thermador
 Refrigerator: Sub-Zero
 Dishwasher: Miele
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2007
 Building Assessment: \$342,200
 Land Assessment: \$755,200
 Total Assessment: \$1,097,400
 Estimated Taxes: \$3,995

Easements

Other Comments

None

Condo Fees: \$0
 Condo Fees Include:





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