



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Christine George Whelden

508-221-5541

**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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