



AtlanticEast

NANTUCKET REAL ESTATE

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Price: \$2,495,000 **Address: 44 & 44R Nonantum Avenue**

Area: Surfside **Owner: Hokie Cougar LLC**

Type: Single Family Status: Available

Map/Parcel: 87/33 Lot #: Lots 1-5 Blk 206 Sec 2

Zoning: R-20 Lot Size (SF): 24,829

Deed: 1089/131 Lot Size (A): 0.5700

Wtr Frontage: None GLA: 0

Water View: Ocean Water: Well

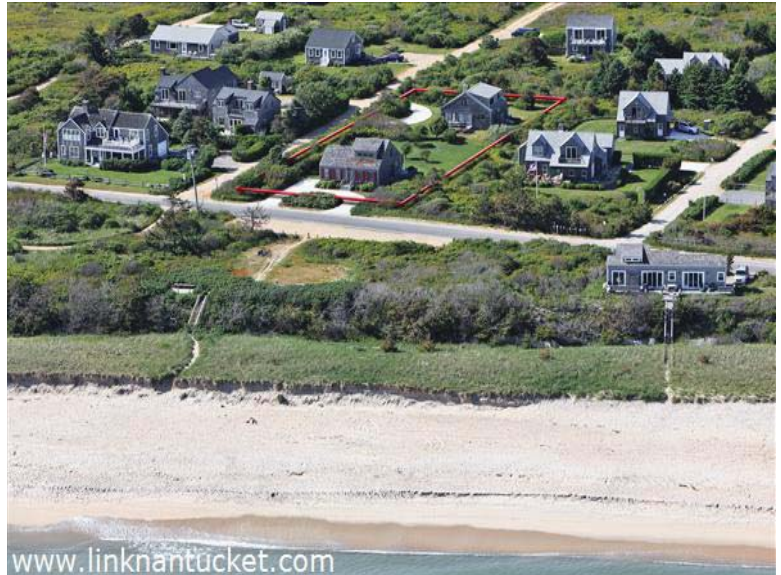
Other View: None Sewer: Septic

Year Built: 1982 Rooms: 11

Remodeled: 2009 Beds/Baths: 7/5

Furnished: Furnished

Second Dwelling: Existing



SURF & TURF: Two recently renovated houses located directly across the street from Nantucket Land Bank property which has an access path leading down to the sandy shore of Fisherman's Beach. The fresh and furnished interior, as well as the immediate proximity to the beach, make these comfortable and convenient beach houses. They boast over \$100k in combined rental income for both 2011 and 2012 and there are two four-bedroom septic systems in place.

Basement: Yes, at SURF (44R Nonantum Avenue), accessed by an exterior bulkhead.

1st Floor: SURF: Enter into a light and bright room which includes the living area with a flat screen TV, dining area and kitchen with a center island, granite countertops and a closet containing the laundry area; Bedroom with a queen bed and a private bathroom with a shower; Second bedroom with two twin sized beds; Bathroom in the hallway with a tub/shower.

2nd Floor: Large and airy bedroom with a queen bed and fantastic ocean views.

Second Dwelling: TURF: The first floor includes the living room with a wood burning fireplace, flat screen TV and a dining area and sliders leading to the furnished deck; Kitchen; Bedroom with a single twin bed and built-ins; Bathroom in the hallway with a shower; Ensuite bedroom with a queen bed and a private bathroom with a shower; Center hallway with a closet containing the washer and dryer. The second floor includes two bedrooms, one with a single twin bed and the other which is spacious with ocean views and includes a queen bed. A bathroom in the hallway with a tub/shower completes this level.

Building Information

First Floor Bedrooms: 4
Heating: Gas\FHW
Fireplaces: One
Floors: Wood/Tile/Carpeting
Yard: Yes
Parking: Yes, for both houses
Foundation: Block
Lead Paint: Unknown
Recreation and Outdoor Deck
Spaces:

Appliances and Other Amenities

Stove: GE-2
Refrigerator: Frigidaire-2
Dishwasher: Frigidaire-2
Washer: Whirlpool Duet-2
Dryer: Whirlpool Duet-2
Tv Service: Cable
Amenities: Central A/C, Disposal, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2012
Building Assessment: \$623,500
Land Assessment: \$1,041,000
Total Assessment: \$1,664,500
Estimated Taxes: \$6,195

Easements

Two four-bedroom septic systems in place.

Other Comments

None

Condo Fees: \$0
Condo Fees Include:



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SURF



SURF & TURF



The path leading down to Fishermans Beach



Land Bank property located directly across the street



Standing at the front door of SURF looking at the beach path across the street



Living room at SURF



Living room at SURF



Kitchen and dining area at SURF



Kitchen with access to one of two decks at SURF



First floor ensuite bedroom at SURF



First floor bedroom showing the attached bathroom with a shower at SURF



First floor bedroom with twins at SURF



Second floor bedroom with ocean views at SURF



First floor hall bathroom at SURF



TURF



Side deck at TURF



Dining area at TURF



Living and dining area at TURF



Living area with a fireplace at TURF



Kitchen at TURF



First floor ensuite bedroom at TURF



First floor ensuite bedroom at TURF



First floor ensuite bathroom at TURF



First floor with built-in shelving at TURF



Spacious second floor bedroom at TURF



Second floor bedroom with a single bed at TURF

