



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Peter DuPont
508-932-2535

Price: \$2,395,000 Address: 8 COPPER LANE Area: Town Owner: McNamara

Type: Single Family Status: Available
 Map/Parcel: 4233/134 Lot #: 2
 Zoning: ROH/SOH Lot Size (SF): 3,420
 Deed: 1034/112 Lot Size (A): 0.0785
 Wtr Frontage: None GLA: 2,285
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 2002 Rooms: 8
 Remodeled: 2005 Beds/Baths: 4/4.5
 Furnished: Furnished
 Second Dwelling: None



Located on a quiet side street in Nantucket's historic district, this four bedroom, four and a half bath home is just minutes to Main Street. Custom built in 2002, the three finished levels of this in-town home contain two master suites, a state of the art kitchen and quaint outdoor space. This fully decorated and finished house reflects the island's relaxed and sophisticated ambiance: Custom mill work, beautiful window treatments and unique furnishings throughout. The brick two car parking, storage shed and fully finished lower level/media room are additional attributes that add to the comfort and charm of this beautiful island home.

Basement: Tastefully furnished and finished with a 50" flat screen TV, leather couches, a home office area with built-in cabinetry, double-cedar closet and a full bath with a stall shower, Corian countertops and a utility room with bulkhead access to back yard. Two additional closets offer plenty of storage.

1st Floor: Entrance into a beautifully furnished living room with a cozy fireplace, built-in cabinets and an entertainment center with wine storage and a 40" flat screen TV. Spacious dining area with seating for 8 and French doors to the rear deck. Professionally-designed kitchen with granite countertops, a 5-burner gas range, and a spacious island with a separate sink, built-in ice machine and seating for five. First floor master suite with built-in bookshelves, custom cabinetry and two double closets. Private bath with water closet, twin sinks, jetted tub and separate tiled shower. A powder room and generous pantry closet with shelving complete the first floor.

2nd Floor: Sunny front twin bedroom with attic access and an additional bedroom with built-in ships' bunks, nautical lights, double closets and exquisite finish detail. Shared bath with Corian countertop and tiled tub/shower. Second master suite with vaulted ceiling, custom bedding and window treatments, built-in bookshelves, three closets and a private bath including water closet, double sinks and a tiled shower.

3rd Floor: Attic

Other Structures: Shed

Building Information

First Floor Bedrooms: 1
 Heating: Oil/FHA
 Fireplaces: Yes
 Floors: Pine
 Yard: Yes
 Parking: Yes
 Foundation: Pre-Cast Concrete
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Garden

Appliances and Other Amenities

Stove: DCS/Gas
 Refrigerator: Sub-Zero
 Dishwasher: Bosch
 Washer: Maytag
 Dryer: Maytag
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: -1
 Building Assessment: \$1,137,500
 Land Assessment: \$830,600
 Total Assessment: \$1,968,100
 Estimated Taxes: \$7,223

Easements

Pre-existing undersized lot.

Other Comments

None

Condo Fees: \$0
 Condo Fees Include:

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



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