



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Christine George Whelden
508-221-5541

Price: \$3,495,000 Address: 8 Mooers Avenue

Area: Cliff

Owner: Boyer

Type: Single Family Status: Available
 Map/Parcel: 30/248 Lot #: 40 & 41
 Zoning: R1/SR1 Lot Size (SF): 5,533
 Deed: 1260/37 Lot Size (A): 0.1200
 Wtr Frontage: None GLA: 2,642
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1850 Rooms: 8
 Remodeled: 2011 Beds/Baths: 4/3.5
 Furnished: Un-Furnished
 Second Dwelling: None



Located in the prestigious Lincoln Circle area on a beautifully landscaped and private quarter acre. ROSECLIFF is a completely and meticulously renovated antique home dating back to 1850. The charm of the original house blends beautifully with the function of the new modern amenities. Four bedrooms, 3.5 baths, living room, office/den. Large gourmet kitchen and dining area, open to two great outdoor living spaces.

Basement: Crawl Space

1st Floor: Large gracious foyer open to expansive gourmet kitchen/dining area with cathedral ceilings. French doors lead out to large mahogany deck and professionally landscaped yard. Spacious living room with fireplace. Office/den and half bath. First floor bedroom with bath. Laundry room/mud room.

2nd Floor: Master bedroom with ensuite bath. Two bedrooms and one full bath.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 1
 Heating: Other
 Fireplaces: One
 Floors: Antique Pine
 Yard: Yes
 Parking: 2 cars
 Foundation: CB
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch

Stove: Wolf - Gas
 Refrigerator: Subzero
 Dishwasher: Bosch
 Washer: Maytag
 Dryer: Maytag
 Tv Service: Cable
 Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Easements

Assessment Year: 2012
 Building Assessment: \$1,099,600
 Land Assessment: \$1,662,400
 Total Assessment: \$2,762,000
 Estimated Taxes: \$9,998

None known

Other Comments

Condo Fees: \$0
 Condo Fees Include:

None



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Gracious Foyer



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Foyer



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Gourmet Kitchen



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Living Room



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Living Room



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