



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Lisa Sherburne
508-560-0204

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

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

Appliances and Other Amenities

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

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

Condo Fees: \$0
Condo Fees Include:

Easements

None known

Other Comments

None



AtlanticEast
NANTUCKET REAL ESTATE

508-228-7707

Lisa Sherburne
508-560-0204



Gracious Foyer



Foyer



Gourmet Kitchen



Living Room



Living Room





AtlanticEast
NANTUCKET REAL ESTATE

508-228-7707

Lisa Sherburne
508-560-0204



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



AtlanticEast
NANTUCKET REAL ESTATE

508-228-7707

Lisa Sherburne
508-560-0204



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