



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Ken Beaugrand

508-345-1785

Price: \$2,295,000 Address: 13A&B Kimberly Way

Area: Town

Owner: TOWAMFN LLC

Type: Single Family Status: Available
 Map/Parcel: 55/656 Lot #: 9
 Zoning: R1/SR1 Lot Size (SF): 11,970
 Deed: 764/301 Lot Size (A): 0.2748
 Wtr Frontage: None GLA: 3,246
 Water View: Distant Harbor Water: Town
 Other View: Residential Sewer: Town
 Year Built: 2006 Rooms: 15
 Remodeled: Beds/Baths: 9/10.5
 Furnished: Un-Furnished
 Second Dwelling: Existing



Two beautiful houses built in 2006 on a large, in-town lot. There are a total of nine bedrooms, and ten and a half baths. Each house has a private, outdoor area and off-street parking. Walk to Main Street, bike to the beach. Unique opportunity to acquire a large family compound immediately adjacent to the Historic District. Excellent rental income. Good separation between houses and they are often rented to two separate tenants.

Basement: Finished with game room and full bath.

1st Floor: Gracious entry foyer and staircase; to the left is living room with gas fireplace and to the right a den. Open kitchen and dining room at the rear. First floor master suite with private bath. Also on the first floor is a half bath, laundry and pantry.

2nd Floor: Another master suite with private deck, distant harbor views and en suite bath; 3 guest rooms, each with private bath; second floor laundry.

Second Dwelling: First floor gracious entry with living, dining, kitchen combination with gas fireplace. First floor guest bedroom with en suite bath. Second floor has 2 bedrooms, one with its own bath, and master suite with sitting area and bath. Basement has a bedroom and en suite bath.

Building Information

First Floor Bedrooms: 2
 Heating: Gas\FHA
 Fireplaces: Two (gas)
 Floors: White oak & Stone
 Yard: Yes
 Parking: Yes
 Foundation: Poured concrete
 Lead Paint: No
 Recreation and Outdoor: Deck, Patio, Porch
 Spaces:

Appliances and Other Amenities

Stove: Two
 Refrigerator: Two
 Dishwasher: Two
 Washer: Three
 Dryer: Three
 Tv Service: Cable
 Amenities: Central A/C, Disposal, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$1,794,800
 Land Assessment: \$560,500
 Total Assessment: \$2,355,300
 Estimated Taxes: \$8,526

Condo Fees: \$0
 Condo Fees Include:

Easements

Road easement for Kimberly Way-See Easement Plan 02-22

Other Comments

Nantucket tax records reflect an address on this property of 13 Williams Street. However, both houses face, have driveways on and are accessible only from Kimberly Way. Property consistently generates approximately \$85,000-\$100,000 per year in rental income.



www.linknantucket.com

Main House



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com





www.linknantucket.com

Cottage



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com

