



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Christine George Whelden

508-221-5541

Price: \$3,250,000 Address: 13 C Street

Area: Madaket Owner: MPB Nominee Trust

Type: Single Family Status: Available
 Map/Parcel: 60.2.1/76 Lot #: 88&93
 Zoning: V-R Lot Size (SF): 30,928
 Deed: C22864 Lot Size (A): 0.7100
 Wtr Frontage: Harborfront GLA: 987
 Water View: Harbor Water: Well
 Other View: Sound Sewer: Septic
 Year Built: 1926 Rooms: 4
 Remodeled: Beds/Baths: 2/1
 Furnished: Un-Furnished
 Second Dwelling: None



www.linknantucket.com

Very special waterfront property with newly rebuilt dock in 2009. Botticelli & Pohl designed plans for a new house or use it as is. One of the highest points in Madaket with privacy and panoramic views.

1st Floor: Has two bedrooms and one bath. Large open kitchen, living room with fireplace overlooks Hither Creek, Smith's Point, Nantucket Sound and your private dock. Great classic summer cottage details.

Other Structures: Oversized garage.

Building Information

First Floor Bedrooms: 2
 Heating: None
 Fireplaces: One
 Floors: Fir
 Yard: Yes
 Parking: Yes
 Foundation: Stone & Brick
 Lead Paint: Unknown
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

Stove: Yes
 Refrigerator: Yes
 Dishwasher: None
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: None

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$188,100
 Land Assessment: \$2,115,000
 Total Assessment: \$2,303,100
 Estimated Taxes: \$8,452

Condo Fees: \$0
 Condo Fees Include:

Easements

5' Pedestrian walk way along western lot line benefiting 6 Tennessee Avenue to the south of property. Yard use easement to 6 Tennessee at rear of property.

Other Comments

None



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





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