



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Penny Dey  
508-221-0801

**Price: \$1,295,000 Address: 16 Pleasant Street**

**Area: Town**

**Owner: Johnson**

Type: Single Family      Status: Available  
 Map/Parcel: 4233/076      Lot #: 12 & 13  
 Zoning: ROH/SOH      Lot Size (SF): 2,614  
 Deed: 00490/151      Lot Size (A): 0.0600  
 Wtr Frontage: None      GLA: 1,706  
 Water View: None      Water: Town  
 Other View: Residential      Sewer: Town  
 Year Built: 1790      Rooms: 7  
 Remodeled: 2011      Beds/Baths: 2/2.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



This beautifully appointed home just a block from Main Street has been updated several times in recent years to combine the best of modern day living and antique charm. The historic elements remain...antique pine floors, 4 fireplaces, brick accents, and original paneled dining room; yet the kitchen has been expanded and completely renovated with stainless appliances and custom cabinetry; the baths are updated and fresh, and the master bedroom is new and bright, with a private deck overlooking amazing flower gardens and a private patio. This is a MUST SEE!!

**Basement:** Brick foundation, with two interior points of access to plumbing and pipes.

**1st Floor:** Enter a perfectly proportioned vestibule/foyer with side windows and stair access to second floor. To the right is a lovely antique dining room with fireplace and good flow to Living room and country Kitchen. The spacious first floor Living room has a fireplace and good light. To the rear is a new country kitchen with custom cabinetry, great storage, and stainless appliances. The kitchen is open to a comfortable sitting area and breakfast nook, with glass door to the yard, patio, and gardens.

**2nd Floor:** The second floor landing has a linen closet and access to the third floor attic. From the landing one can access the guest bedroom with fireplace, or a second spacious Living room with fireplace and full bath. To the rear is the bright Master Bedroom with stack washer / dryer, two closets, en suite shower bath, cathedral ceiling with fan, and glass door access onto a quiet and private deck with great morning light and views of stunning flower gardens!

**3rd Floor:** The attic houses the furnace and hot water heater, and offers a large cedar closet as well as good storage.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 0  
 Heating: Gas\FHW  
 Fireplaces: 4  
 Floors: Antique Pine  
 Yard: Yes, beautiful yard and gardens  
 Parking: Potential  
 Foundation: Brick  
 Lead Paint: Unknown  
 Recreation and Outdoor: Deck, Garden, Patio  
 Spaces:

Stove: GE Profile Induction  
 Refrigerator: GE Amana  
 Dishwasher: GE  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Easements

Assessment Year: 2013  
 Building Assessment: \$753,300  
 Land Assessment: \$951,600  
 Total Assessment: \$1,704,900  
 Estimated Taxes: \$6,262

Other Comments

Tenants in residence for August, so will need much advance notice to view. A detailed virtual tour will be available soon.

Condo Fees: \$0  
 Condo Fees Include:



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