



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Christine George Whelden

508-221-5541

Price: \$1,575,000 Address: 17 Ames Avenue Area: Madaket Owner: MNP LLC

Type: Single Family Status: Available
Map/Parcel: 6024/17 & 23 Lot #: Block 31 Lots 23-30
Zoning: V-R Lot Size (SF): 15,181
Deed: C0022120/2 Lot Size (A): 0.3485 2618C
Wtr Frontage: None GLA: 1,080
Water View: Harbor Water: Well
Other View: Pastoral Sewer: Septic
Year Built: 1955 Rooms: 5
Remodeled: 2006 Beds/Baths: 3/1.5
Furnished: Furnished
Second Dwelling: None



www.linknantucket.com

Fabulous Madaket beach house with awesome views of Hither Creek and Madaket Harbor from the deck, living room, and master bedroom. Great Rentals in place worth approximately \$40,000. There is additional ground cover available and the possibility of building a large new home or just adding a second floor for incredible second floor ocean views. Just a hop skip and jump to Madaket Beach, Smith's Point, and Madaket Millie's! Plans for a new house were HDC approved in 2005, but have since expired.

Basement: Crawl

1st Floor: Large open and sunlight filled kitchen, living, and dining area with deck off the back of the home. Three bedrooms and one and a half baths with laundry off the hallway. Fabulous flow and beautiful views. This home is equipped with wireless internet.

Other Structures: Shed

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 3
Heating: Oil\FHW
Fireplaces: Yes
Floors: Wood
Yard: Yes
Parking: Yes
Foundation: Block
Lead Paint: Unknown
Recreation and Outdoor Deck, Garden
Spaces:

Stove: Yes
Refrigerator: Yes
Dishwasher: Yes
Washer: Yes
Dryer: Yes
Tv Service: Cable
Amenities: Central A/C, Insulation, Outdoor Shower

Taxes and Fees

Easements

Assessment Year: 2011
Building Assessment: \$212,800
Land Assessment: \$1,697,700
Total Assessment: \$1,910,500
Estimated Taxes: \$6,838

Other Comments

The AC is European style units in each room with remotes...very quiet. This piece of property which includes 2 Rhode Island is only separated from the Harbor waterfront by a small piece of town owned land. There is more ground cover available.

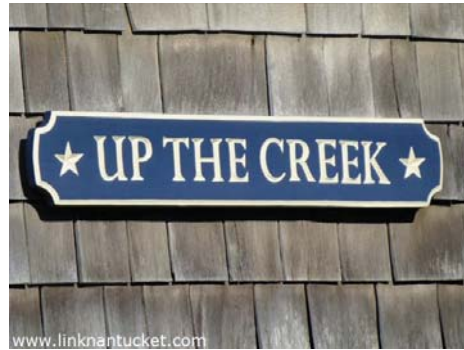
Condo Fees: \$0
Condo Fees Include:



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



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