



AtlanticEast

NANTUCKET REAL ESTATE

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Linda Bellevue
508-325-2700

Price: \$4,995,000 Address: 193 Eel Point Road

Area: Dionis

Owner: Krauter

Type: Single Family Status: Available
 Map/Parcel: 33/19 Lot #: 31
 Zoning: LUG2 Lot Size (SF): 91,040
 Deed: 18,549 Lot Size (A): 2.0900
 Wtr Frontage: Harborfront GLA: 0
 Water View: Sound Water: Well
 Other View: Harbor Sewer: Septic
 Year Built: 1939 Rooms: 6
 Remodeled: Beds/Baths: 4/1
 Furnished: Un-Furnished
 Second Dwelling: None



Sunsets Galore! A four bedroom, one bath vintage beach cottage, circa 1939, is located on 2 plus waterfront acres bordered by Eel Point and the Madaket Harbor. Spectacular water and sunset views complete the picture and it's just waiting for you....

Basement: No

1st Floor: This cottage has a charming central living room with a large masonry fireplace. The ceilings are open beamed and a small loft area overlooks the large living room, which opens to the dining area and a kitchen. Four bedrooms and one bath are adjacent to the living area. A small covered porch is a great place from which to view Madaket Harbor and the western sky.

Building Information

First Floor Bedrooms: 0
 Heating: None
 Fireplaces: 1
 Floors: Wood
 Yard: Yes
 Parking: Yes
 Foundation: Block Piers
 Lead Paint: Unknown
 Recreation and Outdoor: Porch
 Spaces:

Appliances and Other Amenities

Stove: Yes
 Refrigerator: Yes
 Dishwasher: No
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: None

Taxes and Fees

Assessment Year: 2012
 Building Assessment: \$186,100
 Land Assessment: \$3,869,900
 Total Assessment: \$4,056,000
 Estimated Taxes: \$15,112

Condo Fees: \$0
 Condo Fees Include:

Easements

1) Driveway Easement over 191 Eel Point Road. Non-access easement from Eel Point Road. 2) Subject to building envelope and restrictive covenants found on Doc #81754. 3) Five bedroom Septic System installed in 1995.

Other Comments

None



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



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