



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Ken Beaugrand
508-345-1785

Price: \$1,250,000 Address: 2 Exeter Street

Area: Tom Nevers

Owner: Halford

Type: Single Family Status: Available
 Map/Parcel: 7614/29 Lot #: See deed
 Zoning: LUG3 Lot Size (SF): 36,501
 Deed: C. 16802 Lot Size (A): 0.8400
 Wtr Frontage: None GLA: 0
 Water View: None Water: Well
 Other View: Residential Sewer: Septic
 Year Built: 1995 Rooms: 10
 Remodeled: Beds/Baths: 5/5.5
 Furnished: Un-Furnished
 Second Dwelling: Existing



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Located in peaceful, Tom Nevers, this beautiful property consists of a three bedroom, three and a half bath main house, a two bedroom, two bath cottage, a private pool with gazebo and a large manicured yard. The property is perfect for large get-togethers or quiet enjoyment.

Basement: Master bedroom with french doors to small deck with stairs to street level. Two large, walk in closets with closet systems. Master bath with tile shower and double sinks.

1st Floor: Front porch leads to tile entry, bedroom, hall bath with tub/shower and washer/dryer, den, first floor master bedroom with sitting area, walk through closet, full bath with tile shower.

2nd Floor: Large living room with gas fireplace and cathedral ceilings. Dining area with glass doors to deck. Office area; powder room; open kitchen with stainless appliances, mahogany counter tops and center island.

Other Structures: Shed and gazebo with access to private, in-ground, heated pool.

Second Dwelling: Guest cottage with two bedrooms and full bath on the first floor. Second floor consists of an open living room, small kitchen and full bath.

Building Information

First Floor Bedrooms: 4
 Heating: Gas\FHA
 Fireplaces: 1
 Floors: Wood/Tile/Carpet
 Yard: Large
 Parking: 6+
 Foundation: Block/Poured
 Lead Paint: No
 Recreation and Outdoor: Deck, Patio, Porch, Private Pool
 Spaces:

Appliances and Other Amenities

Stove: Viking
 Refrigerator: GE
 Dishwasher: Whirlpool
 Washer: Maytag
 Dryer: Maytag
 Tv Service: Cable
 Amenities: Central A/C, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$728,900
 Land Assessment: \$452,700
 Total Assessment: \$1,181,600
 Estimated Taxes: \$4,336

Condo Fees: \$0
 Condo Fees Include:

Easements

Minor ground cover expansion addressed by affidavit. Pre-existing undersized lot. Deed restrictions.

Other Comments

None





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



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