



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Penny Dey  
508-221-0801

**Price: \$1,395,000    Address: 8 Howard Court**

**Area: Town**

**Owner: Walsh**

Type: Single Family      Status: Available  
 Map/Parcel: 4232/79      Lot #: -  
 Zoning: ROH/SOH      Lot Size (SF): 2,831  
 Deed: 15482      Lot Size (A): 0.0650  
 Wtr Frontage: None      GLA: 1,075  
 Water View: None      Water: Town  
 Other View: Pastoral      Sewer: Town  
 Year Built: 1850      Rooms: 6  
 Remodeled: 2005      Beds/Baths: 3/2  
 Furnished: Un-Furnished  
 Second Dwelling: None



Tucked in at the end of a very private shell lane, this storybook 3 bedroom, 2 bath home is hidden in the heart of town just off Main Street. Retaining its historic charm and style, this property is totally renovated with all modern conveniences including central air-conditioning, storage shed, and off-street parking.

*Basement:* No

*1st Floor:* Beautiful stone patio leads to entryway into the kitchen. Custom cabinets, stainless steel sink and appliances, original wood beams and fireplace with wood stove insert. Step down to the living room, full bath (T/S), and guest bedroom.

*2nd Floor:* Master bedroom suite with bath (S), full-size washer/dryer, and a third bedroom/den.

*Other Structures:* Shed.

Building Information

*First Floor Bedrooms:* 1  
*Heating:* Gas\FHA  
*Fireplaces:* One  
*Floors:* Wide Pine  
*Yard:* Yes  
*Parking:* Off Street  
*Foundation:* Piers  
*Lead Paint:* Unknown  
*Recreation and Outdoor Spaces:* Garden, Patio

Appliances and Other Amenities

*Stove:* Electric  
*Refrigerator:* Yes  
*Dishwasher:* Yes  
*Washer:* Yes  
*Dryer:* Yes  
*Tv Service:* Cable  
*Amenities:* Central A/C, Wood Stove, Insulation, Irrigation

Taxes and Fees

*Assessment Year:* 2013  
*Building Assessment:* \$387,200  
*Land Assessment:* \$780,200  
*Total Assessment:* \$1,167,400  
*Estimated Taxes:* \$4,225

*Condo Fees:* \$0  
*Condo Fees Include:* 0

Easements

Undersized non conforming lot of record.

Other Comments

Tucked in at the end of a very private shell lane, this storybook 3 bedroom, 2 bath home is hidden in the heart of town just off Main Street. Retaining its historic charm and style, this property is totally renovated with all modern conveniences including central air-conditioning, storage shed, and off-street parking.



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Penny Dey  
508-221-0801



First Floor Bedroom





AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Penny Dey  
508-221-0801



Second Floor Bedroom/Den



Stone Patio



Shell Lane - Howard Court