



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Christine George Whelden

508-221-5541

Price: \$3,250,000 Address: 13 C Street

Area: Madaket Owner: MPB Nominee Trust

Type: Single Family      Status: Available  
 Map/Parcel: 60.2.1/76      Lot #: 88&93  
 Zoning: V-R      Lot Size (SF): 30,928  
 Deed: C22864      Lot Size (A): 0.7100  
 Wtr Frontage: Harborfront      GLA: 987  
 Water View: Harbor      Water: Well  
 Other View: Sound      Sewer: Septic  
 Year Built: 1926      Rooms: 4  
 Remodeled:      Beds/Baths: 2/1  
 Furnished: Un-Furnished  
 Second Dwelling: None



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Very special waterfront property with newly rebuilt dock in 2009. Botticelli & Pohl designed plans for a new 3 bedroom, 3.5 bath house or use it as is. One of the highest points in Madaket with privacy and panoramic views.

1st Floor: Currently there are two bedrooms and one bath. Large open kitchen, living room with fireplace overlooks Hither Creek, Smith's Point, Nantucket Sound and your private dock. Great classic summer cottage details. Or buildout up to 3 bedrooms, 3.5 baths.

Other Structures: Oversized garage.

Building Information

First Floor Bedrooms: 2  
 Heating: None  
 Fireplaces: One  
 Floors: Fir  
 Yard: Yes  
 Parking: Yes  
 Foundation: Stone & Brick  
 Lead Paint: Unknown  
 Recreation and Outdoor Deck  
 Spaces:

Appliances and Other Amenities

Stove: Yes  
 Refrigerator: Yes  
 Dishwasher: None  
 Washer: Yes  
 Dryer: Yes  
 Tv Service: Cable  
 Amenities: None

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$188,100  
 Land Assessment: \$2,115,000  
 Total Assessment: \$2,303,100  
 Estimated Taxes: \$8,452

Condo Fees: \$0  
 Condo Fees Include:

Easements

5' Pedestrian walk way along western lot line benefiting 6 Tennessee Avenue to the south of property. Yard use easement to 6 Tennessee at rear of property.

Other Comments

None



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