



Price: \$799,000 Address: 35 Flintlock Road Area: Tom Nevers Owner: Trudel, Jr.

Type: Single Family Status: Available
 Map/Parcel: 75/82 Lot #: 630
 Zoning: LUG3 Lot Size (SF): 43,560
 Deed: COT 18,750 Lot Size (A): 1.0000
 Wtr Frontage: None GLA: 768
 Water View: Distant Ocean Water: Well
 Other View: Residential Sewer: Septic
 Year Built: 1983 Rooms: 3
 Remodeled: Beds/Baths: 2/1
 Furnished: Un-Furnished
 Second Dwelling: Potential



Great opportunity for investor/builder to own a one acre property in desirable, Tom Nevers east with distant ocean views and approximately 600 sf of ground cover available for expansion.

1st Floor: Two car garage with 10' ceiling, framed room in rear and small utility closet.

2nd Floor: Two bedrooms, full bath with tub/shower and washer/dryer, open concept living room with adjoining kitchen leading to deck with distant ocean views.

3rd Floor: Attic loft area leading to storage.

Building Information

First Floor Bedrooms: 0
 Heating: Oil\FHA
 Fireplaces: No
 Floors: Wood/Sub-Floor
 Yard: Yes
 Parking: Yes
 Foundation: Slab
 Lead Paint: Unknown
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

Stove: GE
 Refrigerator: GE
 Dishwasher: GE
 Washer: GE
 Dryer: GE
 Tv Service: Cable
 Amenities: Insulation

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$161,000
 Land Assessment: \$842,900
 Total Assessment: \$1,003,900
 Estimated Taxes: \$3,684

Easements

Drainage easement. Pre-existing undersized lot. Listing broker is related to seller.

Other Comments

None

Condo Fees: \$0
 Condo Fees Include:



ATLANTIC EAST
NANTUCKET REAL ESTATE

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