



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

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Price: \$10,495,000 Address: 43 Hulbert Avenue

Area: Brant Point Owner: Sea Plum Nominee Trust et al

Type: Single Family Status: Available
 Map/Parcel: 29/17 Lot #: 2
 Zoning: R1/SR1 Lot Size (SF): 8,276
 Deed: C20446 Lot Size (A): 0.1900
 Wtr Frontage: Harborfront GLA: 1,920
 Water View: Harbor Water: Town
 Other View: Sound Sewer: Town
 Year Built: 1979 Rooms: 5
 Remodeled: Beds/Baths: 3/2
 Furnished: Un-Furnished
 Second Dwelling: None



www.linknantucket.com

Imagine sipping your morning coffee on the deck overlooking the harbor as it wakes up to each day on Nantucket. Cross the lawn and take a sunrise kayak or early morning swim; boat over to Coatue for a picnic; enjoy the 4th of July fireworks and late afternoon sunset sails. This sought-after setting boasts a classic summer home that has been enjoyed for years and generations by family and friends as they gathered on Nantucket. Incredible outdoor living includes a large deck for dining and relaxing, boat mooring rights and a lovely lawn leading to a sandy beach and uncompromising 180° views of the channel into Nantucket Harbor, the Jetties, Coatue, and beyond. This is a rare opportunity to acquire a Hulbert Avenue waterfront property and to embrace and experience summer memories for years to come.

Basement: Crawl space accessed from outside.

1st Floor: Entry foyer, full bath (s), Kitchen that opens into Dining room and Living room with fireplace, large picture window, and built-in bookshelves. A central French door opens out onto a spacious deck with built-in benches (partially covered for those rainy days) that overlooks a lovely yard with Nantucket Harbor as the backdrop. A side door off the Kitchen leads to the outdoor shower. Landing with a cozy window seat halfway up the stairs to second floor.

2nd Floor: Three bedrooms all with views: Master bedroom with king bed, built-in bookshelves and bureau with French door out to a private balcony, Guest bedroom with twin beds and built-in bureau, and third bedroom with single bed and built-in bureau. Large hall bathroom with tub/shower.

3rd Floor: Spacious attic with access to the widow's walk that offers 360 degree birdseye views of Nantucket Harbor and the Sound to Coatue and Town!

Building Information

First Floor Bedrooms: 0
 Heating: Electric
 Fireplaces: 1
 Floors: Wood & Linoleum
 Yard: Yes
 Parking: Off street
 Foundation: Block
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Porch

Appliances and Other Amenities

Stove: Electric
 Refrigerator: Yes
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$477,500
 Land Assessment: \$9,515,200
 Total Assessment: \$9,992,700
 Estimated Taxes: \$37,762

Condo Fees: \$0
 Condo Fees Include:

Easements

Driveway easement in favor of Lot 1 Plan11176-D; Order of Conditions Doc #55743; Cert. of Compliance Doc #58764; DEP Doc# 77505; Subject to any and all public rights legally existing in and over mean high water mark in Nantucket Harbor.

Other Comments

This home is located inside the 50' buffer zone from a wetland.



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



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