



AtlanticEast

NANTUCKET REAL ESTATE

508-228-7707

Ken Beaugrand

508-345-1785

Price: \$1,795,000 Address: 5 Cabot Lane Area: Cliff Owner: Norman Singer

Type: Single Family Status: Available
Map/Parcel: 29/44 Lot #: 1
Zoning: R1/SR1 Lot Size (SF): 4,967
Deed: C0020289 Lot Size (A): 0.1200
Wtr Frontage: None GLA: 2,342
Water View: Distant Harbor Water: Town
Other View: Residential Sewer: Town
Year Built: 1890 Rooms: 9
Remodeled: 1984 Beds/Baths: 5/2+
Furnished: Un-Furnished
Second Dwelling: Existing



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Location, Location, Location!! Grade A- Off Cliff Rd, on the corner of Cabot Ln and Grant Ave, and a quarter mile to Lincoln Circle and Steps Beach. This "diamond in the rough" awaits a thoughtful renovation- bring your local architect and builder. What an opportunity to be in this wonderful neighborhood!

Basement: none

1st Floor: Dining Room, Kitchen, Living Room, Front screened in Porch, Covered Side Porch. Bath off of the Kitchen. Outdoor shower off the side door to back apartment.

2nd Floor: 4 large bedrooms and one generous bath.

Second Dwelling: Attached one bedroom, one bath apartment with full kitchen, living room area, stack washer and dryer, powder room, outdoor patio and 2nd second floor loft bedroom with full bath and outdoor balcony. Lovely, private outdoor patio. Electric heat.

Building Information

First Floor Bedrooms: 0
Heating: None
Fireplaces: 2
Floors: wood
Yard: yes
Parking: yes
Foundation: piers
Lead Paint: Unknown
Recreation and Outdoor: Deck, Garden, Patio, Porch
Spaces:

Appliances and Other Amenities

Stove: yes, gas
Refrigerator: yes
Dishwasher: yes
Washer: yes
Dryer: yes
Tv Service: Cable
Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
Building Assessment: \$420,500
Land Assessment: \$1,657,500
Total Assessment: \$2,078,000
Estimated Taxes: \$7,869

Condo Fees: \$0

Condo Fees Include:

Easements

walking path easement with incredible views of sound.

Other Comments

There is the potential to do a lot with this property. Obvious improvements would be full basement, 4 car off street parking, burying of power lines and gas powered HVAC system.



view from the walking path view easement



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



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