



Price: \$915,000

Address: 59 Somerset Road

Area: Miacomet

Owner: Cook

Type: Single Family Status: Available
 Map/Parcel: 66/90 Lot #: 10
 Zoning: R-20 Lot Size (SF): 20,038
 Deed: Bk. 1229, Pg. 172 Lot Size (A): 0.4600
 Wtr Frontage: None GLA: 2,688
 Water View: None Water: Well
 Other View: None Sewer: Septic
 Year Built: 1984 Rooms: 6
 Remodeled: 2012 Beds/Baths: 3/2
 Furnished: Un-Furnished
 Second Dwelling: Potential



Warm three bedroom home with cathedral ceilings and rich wood beams. Half acre lot with four bedroom septic. Considerable room for further expansion, additional dwelling or separate garage building. Nicely buffered along Somerset with trees and great privacy in the rear abutting Land Bank conservation land.

*Sellers reserve the right to not sell unless they can secure their target property.

Basement: Interior and exterior full stairs to basement. Partially finished with radiant tubing in slab for future connection to heat source. Ample room to finish additional space with framed out foundation walls for full windows. Spiral stairs to living room above. Laundry and Clayton wood furnace accessory heat source to house.

1st Floor: Entry porch to tiled foyer with full floor to ceiling windows. Kitchen with breakfast bar and granite counters. Dining area opens to new great room with built-in gas fireplace on stone wall. Great light and high ceilings. Wide spiral stair to partially finished basement. Bedroom with separate entry. Full bath with access from bedroom and hall. Stairs to second floor.

2nd Floor: Landing area open to the first floor below with cathedral ceiling. Master bedroom with adjoining full bath. Office area at landing ideally situated for additional bath. Large bedroom. Storage area under eaves.

Other Structures: Large azek deck and outdoor shower off the back of the house. Surround sound in living room. New Anderson 400 windows through out.

Building Information

First Floor Bedrooms: 1
 Heating: Electric
 Fireplaces: Gas Fireplace
 Floors: Oak & carpet
 Yard: Large yard with trees along frontage
 Parking: Yes
 Foundation: Concrete
 Lead Paint: No
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

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

Taxes and Fees

Assessment Year: 2014
 Building Assessment: \$323,600
 Land Assessment: \$393,300
 Total Assessment: \$716,900
 Estimated Taxes: \$1,606

Condo Fees: \$0
 Condo Fees Include:

Easements

Telephone/Electric/Cable
 1983 deed restrictions >30 years

Other Comments

Located on Somerset Road abutting acres of Land Bank conservation land between Somerset and Austin Farms neighborhood. Somerset continues to beach access off W Miacomet Road. Convenient location to beach, Cisco, Bartlett Farm and Hummock Pond bike path as well as Miacomet Golf.



AtlanticEast
NANTUCKET REAL ESTATE

508-228-7707

Jane Miller
508-221-1111



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

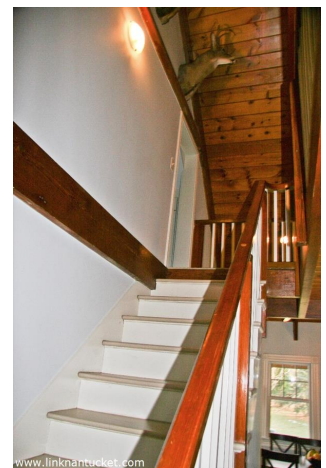


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