



Price: \$975,000 Address: 20 Lyons Lane Area: Tom Nevers Owner: Laurie

Type: Single Family Status: Available
 Map/Parcel: 76/17 Lot #: 685
 Zoning: LUG3 Lot Size (SF): 49,514
 Deed: 18,313 Lot Size (A): 1.1400
 Wtr Frontage: None GLA: 1,072
 Water View: Distant Ocean Water: Well
 Other View: Pastoral Sewer: Septic
 Year Built: 1973 Rooms: 5
 Remodeled: Beds/Baths: 3/1.5
 Furnished: Un-Furnished
 Second Dwelling: Potential



Meticulously maintained three bedroom, 1 1/2 bath, upside-down saltbox design home built in 1973. House is located in the Tom Nevers East area and is situated on a 1.14 acre lot with distant south shore ocean views. Multi-level decks (3 total), propane hot water heat, central AC, partial full basement. Property size would afford additional ground cover for expansion or 2nd dwelling.

Basement: Partial full basement for utilities and storage.

1st Floor: Three bedrooms (two with deck access), full bath (tub), linen closet, basement access off hall.

2nd Floor: Tiled mud room, multiple storage closets, washer/dryer closet, powder room.

3rd Floor: Open living room, dining room and kitchen. Living room has built in entertainment cabinet. Deck access from both living room and dining area.

Building Information

First Floor Bedrooms: 3
 Heating: Gas\FHW
 Fireplaces:
 Floors: wood & tile
 Yard: Yes
 Parking: Yes
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor: Deck, Community Tennis Court
 Spaces:

Appliances and Other Amenities

Stove: Yes
 Refrigerator: Yes
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$250,900
 Land Assessment: \$847,800
 Total Assessment: \$1,098,700
 Estimated Taxes: \$4,032

Condo Fees: \$0
 Condo Fees Include:

Easements

Other Comments

Optional tennis court membership for \$250/annually. All property owners pay \$300/annual road maintenance fee.



Dining



Living Room



Guest Bedroom #1



Guest Bedroom #2



Hallway



Guest Bedroom #2



Master Bedroom



Master Bedroom Deck Access



www.linknantucket.com

Interior from Entry



www.linknantucket.com

1st Floor Deck



www.linknantucket.com

Back Yard



www.linknantucket.com

Living Room



www.linknantucket.com

3rd Floor Deck