

Atlantic East Nantucket Real Estate

Price: \$5,350,000 Address: 27 Hinckley Lane # 1 Area: Cliff Owner: Starfish and Unicorn,

Type: Single Family Status: Sold

Map/Parcel: 30/103.1 Lot #: 1

Zoning: R-20 Lot Size (SF): 31,215

Deed: U42000/C00 Lot Size (A): 0.7100

15-5

Wtr Frontage: None GLA: 8,334

Water View: Sound Water: Town

Other View: Ocean Sewer: Septic

Year Built: 1960 Rooms: 18
Remodeled: 2006 Beds/Baths: 6/6.5

Furnished: Un-Furnished Second Dwelling: Existing

Sale Date: 4/16/2014 Original Price: \$7,900,000

Sale Price: \$5,875,000



Wonderful opportunity to own a water view home on Hinckley Lane. The main house was renovated in 2006 and offers a gracious floor plan with living spaces both inside and out. Deeded rights to Hinckley lane Association stairs.

Please note, original listing price was for 27 & 27R Hinckley lane, 1&2. For more details see listing for 27 Hinckley.

Building Information

First Floor Bedrooms: 5

Heating: Gas\FHW
Fireplaces: 2 - wood burning
Floors: Chestnut/Tile

Yard: Yes Parking: 4+

Foundation: Poured/block Lead Paint: Unknown

Recreation and Outdoor Deck, Garden, Patio, Porch

Spaces:

Taxes and Fees

Assessment Year: 2013
Building Assessment: \$4,854,800
Land Assessment: \$0
Total Assessment: \$4,854,800
Estimated Taxes: \$25,577

Condo Fees: \$0 Condo Fees Include:

Firm And Commissions

Listing Firm: Lee Real Estate ListingBroker: Liza Ottani Broker Phone: 508-566-3894

Sub Agent: 0.0000 %
Buyer Agent: 2.5000 %
Facilitator: 0.0000 %
Incentives: 0
Referral Fee: 0.0000 %

Other Commission: 0

Appliances and Other Amenities

Stove: 6 Burner Viking Gas

Refrigerator: Sub-Zero fridge + 2 fridge drawers

Dishwasher: Bosch Washer: yes Dryer: yes Tv Service: Cable

Amenitites: Alarm, Central A/C, Disposal, Insulation,

Irrigation, Outdoor Shower

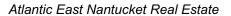
Easements

abutters rights of way over the whole of Hinckley Lane including stairs to beach

Other Comments

None

Sales History















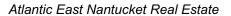


Wet bar



















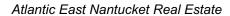








view looking North towards Jetties and Great Point







Hinckley Lane Association Stairs to beach