



Price: \$3,750,000 Address: 21 McKinley Avenue

Area: Sconset

Owner: Moore

Type: Single Family Status: Available  
Map/Parcel: 7332/61 Lot #: 2  
Zoning: ROH/SOH Lot Size (SF): 7,915  
Deed: B00988 Lot Size (A): 0.1800  
P0294  
Wtr Frontage: None GLA: 4,500  
Water View: Ocean Water: Town  
Other View: None Sewer: Town  
Year Built: 1902 Rooms: 14  
Remodeled: 2007 Beds/Baths: 6/4  
Furnished: Un-Furnished  
Second Dwelling: Existing



Nestled amidst the charm of 'Sconset village with views of the ocean, this distinctive turn-of-the-century 4 bedroom summer home with adorable brand new 2 bedroom cottage offers a classic ambience with eclectic touches, modern amenities, and a perfect location. The main house was painstakingly restored in 2007 with new kitchen, baths, central air-conditioning, and full foundation. Other details include a fabulous front porch and an enclosed sunporch for relaxing and entertaining, a private yard, and a one car garage.

**Basement:** All new with poured concrete foundation, 10' ceilings, radiant slab heating, and three light wells.

**1st Floor:** Fabulous expansive covered porch with peaks of the ocean. Front door opens to wide living room with tiled fireplace, front stair, and dining room with built-in recessed china cabinet and bay window. Family/TV room off stairwell hall leads to roomy enclosed sunporch. The all-new kitchen includes custom cabinetry, gourmet stove, Stainless Sub-Zero 650 refrigerator, wine cooler, stone counters and fireclay sink. Pantry closet and back staircase. Step down into large rear hall with built-in book cases and desk area, spacious full tiled bath with antique French marble sink, separate laundry room with large double sink, built-ins and stone counter.

**2nd Floor:** Spacious bedroom with ensuite tiled bath with stone wainscoting and shower walls, and antique marble sink. Two large corner bedrooms with ocean views, fourth bedroom, large hall bath with original antique clawfoot tub/shower and handmade glass tile.

**3rd Floor:** Insulated attic with new plywood floor

**Second Dwelling:** With exceptional details throughout, the cottage features distinctive interior wall finishes and built-ins, hand-made tiles in bathroom and fireplace surrounds, and custom mahogany storms and screens. 1st flr: Living/dining room with fireplace, coffered ceiling with beadboard, and board and batten interior walls. The corner kitchen boasts custom cabinetry, Lacanche gas stove, stone counters and custom stone sink. A beautifully finished one car garage/rec room is accessed off the attractive entry hall. 2nd flr: Two large bedrooms, one of which features a fireplace and an exterior deck with ocean views. Both bedrooms offer board and batten walls and built-ins with exquisite milk paint and wax finishes, cathedral ceilings, ceiling fans and low-voltage lighting. Hall bath with shower and hand-made glass tiles.

Building Information

First Floor Bedrooms: 0  
Heating: Gas\FHA  
Fireplaces: 3  
Floors: Fir  
Yard: Yes  
Parking: Yes  
Foundation: Poured  
Lead Paint: Unknown  
Recreation and Outdoor Deck, Patio, Porch  
Spaces:

Appliances and Other Amenities

Stove: Gas  
Refrigerator: Sub-Zero  
Dishwasher: 2  
Washer: Yes  
Dryer: Yes  
Tv Service: Cable  
Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2014  
Building Assessment: \$962,500  
Land Assessment: \$711,100  
Total Assessment: \$1,673,600  
Estimated Taxes: \$6,720

Easements

Other Comments

None

Condo Fees: \$0

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



ATLANTIC EAST  
NANTUCKET REAL ESTATE

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*Condo Fees Include:*



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