



Price: \$2,700,000 Address: 31 Woodbury Lane

Area: Town Owner: Lipton Nantucket LLC

Type: Single Family Status: Available
 Map/Parcel: 41/276.3 Lot #: 4
 Zoning: R1/SR1 Lot Size (SF): 10,454
 Deed: 794/173 Lot Size (A): 0.2400
 Wtr Frontage: None GLA: 2,968
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 2000 Rooms: 8
 Remodeled: Beds/Baths: 5/4.5
 Furnished: Un-Furnished
 Second Dwelling: Potential



www.linknantucket.com

31 Woodbury Lane, the perfect location on the edge of Town yet super convenient to many beaches, bike paths, and shopping. Bright, spacious and airy five bedroom home on three levels with lovely indoor and outdoor spaces to entertain and relax. First and second floor master suites. Beautiful oak floors throughout. Very well maintained. A quiet and serene setting abutting conservation land.

Basement: Full unfinished

1st Floor: Entry to foyer with adjacent hallway with closets and half bath. To the left is the large living room with fireplace. To the right is a hallway that leads to laundry/mudroom and side door and beyond that is the gourmet kitchen with upscale appliances and beautiful cabinetry. Open to the kitchen is a dining room with fireplace and access to the rear deck. In the rear of the first floor is a hallway with large storage closet, master bath and a master suite with french doors to deck.

2nd Floor: The stairs lead to a landing which leads to a front bedroom on suite, and two middle bedrooms with a Jack and Jill bath. Rear bedroom has balcony overlooking rear yard.

3rd Floor: The stairs lead to a landing with seating area, adjacent bedroom and full bath.

Building Information

Appliances and Other Amenities

First Floor Bedrooms: 1
 Heating: Gas\FHA
 Fireplaces: Two Gas
 Floors: Oak
 Yard: Ample
 Parking: Off Street
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Garden

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

Taxes and Fees

Easements

Assessment Year: 2013
 Building Assessment: \$855,800
 Land Assessment: \$1,256,600
 Total Assessment: \$2,112,400
 Estimated Taxes: \$5,830

Other Comments

None

Condo Fees: \$0
 Condo Fees Include:



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