ATLANTIC EAST NANTUCKET REAL ESTATE

Linda Bellevue 508-325-2700

ddress: 4 Crestwood Circle
Status: Available
Lot #: 870 (portion)
Lot Size (SF): 60,998
Lot Size (A): 1.4000
GLA: 0
Ocean Water: Well
I Sewer: Septic



Great Vacation/Investment Opportunity! 1.4 Acre lot in Tom Nevers East. Preferred westerly exposure. Distant 2nd floor water view possible. Mass Title V (based upon lot sq footage) would allow for 6 bedroom septic system. Total buildable footprint of 2,713 sq. ft. (see Master Deed). Property is restricted to one dwelling. Property has been brush cut for access to a possible building site.

Other Property and Parcel Info	Other Comments
# of Lots: 1 Septic #of Bedrooms: Land Features: Power, Cable, Phone Taxes	Vacant lot is currently considered Unit# 2 of 4 Crestwood Circle Condominium. Plan No. 2009-04. Possibility may exist for Buyer (at their sole expense) to return property to fee simple ownership. All POATNE owners pay \$300 annual road maintenance fee. Optional tennis court membership available for a seasonal fee of \$250.
Assessment Year: 2012 Land Assessment: \$1 Estimated Taxes: \$1	Easements unknown



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