



Price: \$7,200,000 Address: 40 Jefferson Avenue

Area: Brant Point

Owner: Mulrow Trust

Type: Single Family Status: Available
 Map/Parcel: 30/119 Lot #: 1 and 2
 Zoning: R1/SR1 Lot Size (SF): 20,038
 Deed: C014440 Lot Size (A): 0.4600
 Wtr Frontage: None GLA: 4,137
 Water View: Distant Harbor Water: Town
 Other View: Harbor Sewer: Town
 Year Built: 1900 Rooms: 11
 Remodeled: 1994 Beds/Baths: 8/2+
 Furnished: Un-Furnished
 Second Dwelling: Existing



"ITLLDO" and "JETSAM" are true Brant Point summer classic homes! This one of a kind property with deeded beach access, a main house, guest house and garage, enjoys harbor views and is just a stone's throw away from Jetties Beach where summer living is at its best! Enjoy an early morning swim, an afternoon walk or sunset cocktails at your leisure. The large front yard is an ideal spot for entertaining and outdoor activities. With cool summer breezes throughout the multiple porches and sitting areas, there is no better place to call home! PROPERTY ALSO HAS SUB-DIVISION POTENTIAL FOR 2 OR 3 LOTS.

1st Floor: The spacious outdoor porch surrounds the front of the house with views of the water and is a perfect place to enjoy morning coffee or an afternoon rest. Enter the living room with gas fireplace and built-ins, storage and coat closet; stairs to the second floor, and a separate dining room with corner china cabinets. Bedroom with en-suite tub/shower that also has an additional access from the dining room. Eat-in kitchen with breakfast nook, and side storage room with a small refrigerator. Kitchen has GE and Frigidaire appliances and pantry closet. Laundry room with bathroom and shower with indoor/outdoor access, utility sink, closet and back stairs to the second floor. Access to another outdoor porch with a storage closet.

2nd Floor: Six bedrooms all with sinks, hall bath with toilet and another hall bath with tub/shower.

3rd Floor: Bedroom with sink and views of the water.

Other Structures: Separate two car garage with plenty of storage

Second Dwelling: "Jetsam" Kitchen with stove, refrigerator, ceiling fan, and wood floors; dining area, sitting area and five bedrooms. Hall bath with tub/shower and linen closet; laundry room with stack washer/dryer and toilet with sink. This property also has 3 outdoor showers and a large storage shed.

Building Information

First Floor Bedrooms: 1
 Heating: Electric
 Fireplaces: yes
 Floors: Wood
 Yard: Yes, large
 Parking: Yes
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor Spaces: Deck, Patio, Porch

Appliances and Other Amenities

Stove: Frigidaire
 Refrigerator: Frigidaire
 Dishwasher: General Electric
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Outdoor Shower

Taxes and Fees

Assessment Year: 2014
 Building Assessment: \$631,900
 Land Assessment: \$1,902,400
 Total Assessment: \$2,534,300
 Estimated Taxes: \$9,818

Condo Fees: \$0
 Condo Fees Include:

Easements

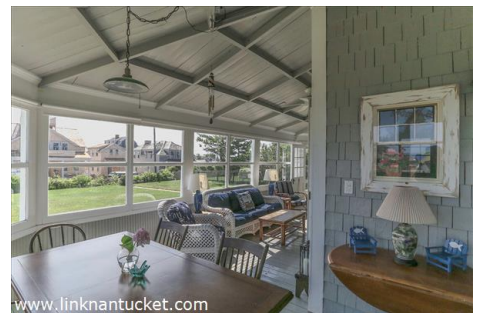
Other Comments

None



ATLANTIC EAST
NANTUCKET REAL ESTATE

Melinda Vallett
508-325-1589



Front Porch

Front Porch



Front Porch



Living Room



Dining Room



Kitchen



First Floor Bedroom



First Floor Bedroom



Second Floor Bedroom



Second Floor Bedrooms



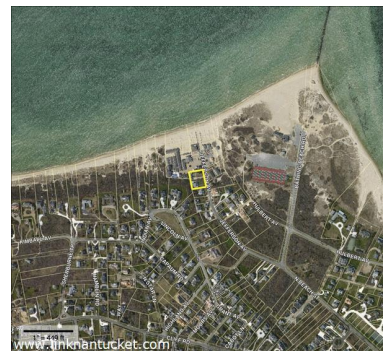
Third Floor Bedroom



Views of the Harbor



GH bedroom





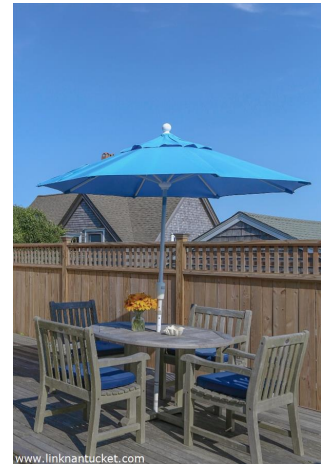
www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



Private Deck



www.linknantucket.com

Front Porch



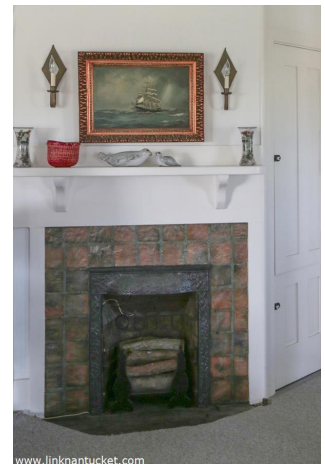
www.linknantucket.com

Front Porch



www.linknantucket.com

Front Porch



www.linknantucket.com

Fireplace in Living Room



www.linknantucket.com

North Facing side access



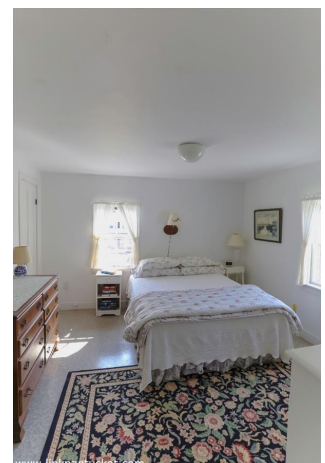
www.linknantucket.com

Dining Room



www.linknantucket.com

Kitchen



www.linknantucket.com

2nd Floor Bedroom



www.linknantucket.com
Guest House



www.linknantucket.com
GH Kitchen



www.linknantucket.com
GH Kitchen