



Price: \$425,000 Address: 58 Arkansas Avenue Area: Madaket Owner: Wellman

Type: Single Family Status: Available
 Map/Parcel: 594/157 Lot #: 418
 Zoning: R-20 Lot Size (SF): 6,098
 Deed: CT 6905 Lot Size (A): 0.1400
 Wtr Frontage: None GLA: 1,440
 Water View: None Water: Well
 Other View: Pond Sewer: Septic
 Year Built: 1974 Rooms: 7
 Remodeled: Beds/Baths: 4/2.5
 Furnished: Furnished
 Second Dwelling: None



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With 4-bedrooms and 2 1/2 bathrooms and 1,440 sf of living area, this is one of the largest townhouse units in the area. Great deck to enjoy the undisturbed beauty of Madaket, stargazing and views of Goose Cove Pond. Path to the pond and close proximity to Starbuck Beach. Well-maintained home great for vacationing, summer rentals or year-around living. With four full bedrooms, this property can easily sleep 8 people. This is not a condo and there are no association fees.

Basement: Crawl space.

1st Floor: Spacious foyer. Two bedrooms, each with sliding doors to a covered deck, laundry area with shelving, full bath. Culligan water filtration and softener and a new hot water heater (July 2014).

2nd Floor: Eat-in kitchen and living area leading to the spacious rear deck with views of Goose Cove pond. Off the kitchen is a decent size vaulted ceiling bedroom with sliders to the deck and a full bath.

3rd Floor: Spacious bedroom with a half bath.

Building Information

First Floor Bedrooms: 2
Heating: Electric
Fireplaces:
Floors: 3
Yard: Yes
Parking: Yes
Foundation: Crawl
Lead Paint: Unknown
Recreation and Outdoor Deck Spaces:

Appliances and Other Amenities

Stove: Yes
Refrigerator: yes
Dishwasher: yes
Washer: yes
Dryer: yes
Tv Service: Cable
Amenities: Outdoor Shower

Taxes and Fees

Assessment Year: 2014
Building Assessment: \$177,000
Land Assessment: \$232,200
Total Assessment: \$409,200
Estimated Taxes: \$1,539

Condo Fees: \$0
Condo Fees Include:

Easements

The seller is entering into an Administrative Consent Order with the Town of Nantucket for the septic system.

Other Comments

From Madaket Road going west, turn left onto S Cambridge Street, and right onto Arkansas. 58 Arkansas Ave. is in the third set of townhouse units on the left.



Second floor deck



Foyer



Eat-in kitchen



View of kitchen from living room.



Kitchen



First floor bedroom with sliders to deck.



Third floor bedroom with half bath and vaulted ceiling.



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Second floor bedroom with slider to deck.



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First floor bedroom with sliders to covered deck.



Price: \$610,000 Address: 11 Beach Street Area: Sconset Owner: McCormick

Type: Single Family Status: Available
 Map/Parcel: 7313/25 Lot #: 1
 Zoning: R1/SR1 Lot Size (SF): 871
 Deed: C0020932 Lot Size (A): 0.0200
 Wtr Frontage: None GLA: 478
 Water View: Distant Ocean Water: Town
 Other View: Residential Sewer: Septic
 Year Built: 1920 Rooms: 3
 Remodeled: 2010 Beds/Baths: 2/1
 Furnished: Partially Furnished
 Second Dwelling: None



GONE NATIVE Opportunity to own beach cottage in Sconset's idyllic Codfish Park. Charming two bedroom and one bath house quaintly tucked in steps from the beach and village. Very well maintained. Excellent rental income from early June thru the fall months. Gas stove and heat. New bathroom and brick patio.

Basement: Cinder block crawl. 3 block depth.

1st Floor: Open living room with galley kitchen and cathedral ceilings. Two bedrooms, newly renovated bathroom with shower. Washer & dryer.

Building Information

First Floor Bedrooms: 2
Heating: Gas\FHA
Fireplaces: None
Floors: laminated wood
Yard: No
Parking: No
Foundation: Cinderblock
Lead Paint: Unknown
Recreation and Outdoor Spaces: Patio

Appliances and Other Amenities

Stove: Gas
Refrigerator: Yes
Dishwasher: No
Washer: Electric
Dryer: Electric
Tv Service: Cable
Amenities: None

Taxes and Fees

Assessment Year: 2014
Building Assessment: \$82,000
Land Assessment: \$632,700
Total Assessment: \$714,700
Estimated Taxes: \$2,656

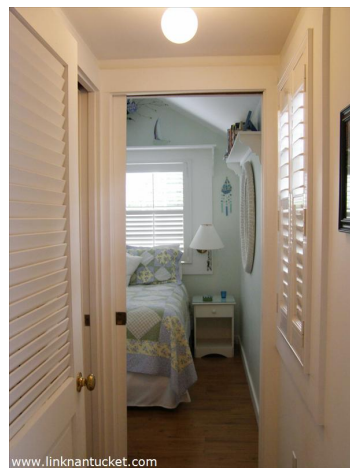
Easements

Property is offered partially furnished. Please request a list of exclusions.

Other Comments

None

Condo Fees: \$0
Condo Fees Include:





Price: \$655,000

Address: 1 Field Avenue

Area: Surfside

Owner: Wilson

Type: Single Family Status: Available
 Map/Parcel: 80/401 Lot #: 28
 Zoning: LUG1 Lot Size (SF): 6,367
 Deed: 01122/0169 Lot Size (A): 0.1500
 Wtr Frontage: None GLA: 1,768
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 2007 Rooms: 6
 Remodeled: Beds/Baths: 4/2.5
 Furnished: Un-Furnished
 Second Dwelling: None



Spacious and light-filled four bedroom, two and a half bathroom home with many upgrades such as crown molding, built-ins and speakers, and irrigation. The home features beautiful custom woodwork throughout. Full basement with excellent potential to finish off and expand the living space. Well-situated on a corner lot. Part of the Abrem Quarry sub-division and restricted to year-around occupancy.

Basement: Full basement. Framing and wiring is already completed.

1st Floor: Covered front porch entry to a small foyer. Spacious living room and dining room. Kitchen with custom built-ins. Custom crown molding throughout the first floor. Spacious first floor bedroom and half bathroom with stacked washer and dryer. Large mahogany deck off the kitchen.

2nd Floor: En-suite master bedroom with large closets and two additional bedrooms and full hall bathroom.

Building Information

First Floor Bedrooms: 1
 Heating: Gas\FHW
 Fireplaces:
 Floors: Carpet, Hardwood, Tile
 Yard: Yes
 Parking: Yes
 Foundation: Full, poured
 Lead Paint: No
 Recreation and Outdoor Deck, Garden, Porch
 Spaces:

Appliances and Other Amenities

Stove: Yes
 Refrigerator: Yes
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Disposal, Irrigation

Taxes and Fees

Assessment Year: 2014
 Building Assessment: \$302,800
 Land Assessment: \$101,900
 Total Assessment: \$404,700
 Estimated Taxes: \$1,465

Condo Fees: \$0
 Condo Fees Include:

Easements

See Deed

Other Comments

Spacious and light-filled four bedroom, two and a half bathroom home with many upgrades such as crown molding, built-ins and speakers. The home features beautiful custom woodwork throughout. Full basement with excellent potential to finish off and expand the living space. Well-situated on a corner lot. Part of the Abrem Quarry sub-division and restricted to year-around occupancy.





ATLANTIC EAST
NANTUCKET REAL ESTATE

Atlantic East Nantucket Real Estate



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Price: \$680,000 Address: 10 MacLean Lane Area: Mid Island Owner: Charnes

Type: Single Family Status: Available
 Map/Parcel: 55/444 Lot #: 5
 Zoning: R10/SR10 Lot Size (SF): 8,380
 Deed: 897/100 Lot Size (A): 0.1900
 Wtr Frontage: None GLA: 1,092
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1983 Rooms: 4
 Remodeled: Beds/Baths: 3/2
 Furnished: Un-Furnished
 Second Dwelling: None



3 bedroom 2 bath home near schools and Surfside Road bike path. Large open kitchen, living room and dining area opens onto a rear deck. Great starter home with room to improve and build equity. Master bedroom has en-suite bath. Hall bath is shared by 2 bedrooms. Property has ample parking behind the house accessed from Larrabee Lane.

Basement: Full basement has heat, and washer/dryer. One separate room, bulkhead access from back yard.

1st Floor: Open living / dining and kitchen area. Master bedroom has en-suite bath. Hall bath is shared by 2 bedrooms.

Other Structures: Storage shed

Building Information

First Floor Bedrooms: 3
 Heating: Oil\FHW
 Fireplaces: None
 Floors: wood
 Yard: Yes
 Parking: Yes
 Foundation: Cement block
 Lead Paint: No
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

Stove: yes
 Refrigerator: yes
 Dishwasher: yes
 Washer: yes
 Dryer: yes
 Tv Service: Cable
 Amenities: Insulation

Taxes and Fees

Assessment Year: 2013
 Building Assessment: \$161,600
 Land Assessment: \$251,600
 Total Assessment: \$413,200
 Estimated Taxes: \$1,554

Condo Fees: \$0
 Condo Fees Include:

Easements

Other Comments

None







Price: \$699,000 Address: 9 Tashama Lane Area: Mid Island Owner: Amarosa

Type: Single Family Status: Available
 Map/Parcel: 55/471 Lot #: 32
 Zoning: R10/SR10 Lot Size (SF): 7,369
 Deed: 1044/321 Lot Size (A): 0.1700
 Wtr Frontage: None GLA: 1,060
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1989 Rooms: 5
 Remodeled: 2007 Beds/Baths: 3/2
 Furnished: Un-Furnished
 Second Dwelling: None



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Solid ranch house with three bedrooms and two baths. Convenient location to schools, town and beach.

Basement: Crawl

1st Floor: Large open living room, dining, kitchen. Access to private rear deck. Two bedrooms share a hall bath. Master bedroom with private bath.

Building Information

First Floor Bedrooms: 3
Heating: Electric
Fireplaces: No
Floors: Wood
Yard: Yes
Parking: Yes
Foundation: CB
Lead Paint: No
Recreation and Outdoor Spaces: Deck, Garden

Appliances and Other Amenities

Stove: Yes
Refrigerator: Yes
Dishwasher: Yes
Washer: Yes
Dryer: Yes
Tv Service: Cable
Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013
Building Assessment: \$152,900
Land Assessment: \$243,900
Total Assessment: \$396,800
Estimated Taxes: \$1,492

Condo Fees: \$0
Condo Fees Include:

Easements

See deed

Other Comments

Home is currently leased til fall 2014 at \$2,200.00 per month.

