



**Price: \$759,000**

**Address: 1 H Street**

**Area: Madaket**

**Owner: Guttenberg**

Type: Single Family      Status: Available  
 Map/Parcel: 6012/65      Lot #: 81  
 Zoning: R-20      Lot Size (SF): 6,000  
 Deed: C21137      Lot Size (A): 0.1400  
 Wtr Frontage: None      GLA: 1,505  
 Water View: None      Water: Well  
 Other View: Residential      Sewer: Septic  
 Year Built: 1960      Rooms: 5  
 Remodeled: 1989      Beds/Baths: 2/1.5  
 Furnished: Un-Furnished  
 Second Dwelling: None



Classic Madaket Cottage only a moment away from Hither Creek access! This property is a must see for anyone who wants all the West End of Nantucket offers, Fishing, Sunsets, Boating, Amazing Beaches, Shellfish and Fowl!

1st Floor: Open living dining kitchen areas. 2 1st floor bedrooms. Full bath, laundry mudroom with access to outdoor shower. Sun porch with access to back deck and yard.

Building Information

First Floor Bedrooms: 2  
 Heating: Electric  
 Fireplaces: None  
 Floors: Wood  
 Yard: Yes  
 Parking: Yes  
 Foundation: Block  
 Lead Paint: Unknown  
 Recreation and Outdoor Deck, Garden  
 Spaces:

Appliances and Other Amenities

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

Taxes and Fees

Assessment Year: 2014  
 Building Assessment: \$199,000  
 Land Assessment: \$409,000  
 Total Assessment: \$608,000  
 Estimated Taxes: \$2,201

Easements

Town Water Available. Septic 2 Bedroom Design.

Other Comments

None

Condo Fees: \$0  
 Condo Fees Include:



ATLANTIC EAST  
NANTUCKET REAL ESTATE

Jane Miller  
508-221-1111





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