



Price: \$2,750,000 Address: 10 Gay Street

Area: Town

Owner: Sherburne  
Investments

Type: Single Family Status: Available  
Map/Parcel: 4234/14 Lot #: 0  
Zoning: ROH/SOH Lot Size (SF): 4,487  
Deed: 01132/205 Lot Size (A): 0.1030  
Wtr Frontage: None GLA: 4,212  
Water View: None Water: Town  
Other View: Residential Sewer: Town  
Year Built: 1833 Rooms: 16  
Remodeled: Beds/Baths: 9/9.5  
Furnished: Furnished  
Second Dwelling: None



The Sherburne Inn represents a most attractive opportunity for the investor, as well as for the end-user. The investor will find an established, well-run, profitable, turn-key hospitality; something very difficult to find here on the island. The end-user will see the potential for conversion to a comfortable and stylish single family home. The location is optimal: steps from all that Nantucket Town has to offer, on a quiet, one way street

**Basement:** Cellar is mostly above grade. Front entry to a Parlor and Office. Covered side entry to 1000 square foot Owner/Manager's residence: Kitchen with fireplace, full bath, bedroom, utility room, storage room, laundry room, half bath.

**1st Floor:** Steps to porch and entryway that is well above street level. Foyer, Curved Stairway to 2nd floor, Guestroom, Lobby with Fireplace, Hallway to two more Guestrooms, Large Guest Suite. rear Stairway.

**2nd Floor:** Sitting area, Guestroom, Parlor with Fireplace, two more Guestrooms, rear stairs and landing, Large Guestroom with private sun-porch. Attic Stairway.

**3rd Floor:** Fully floored, stand-up Attic for Storage or expansion.

**Other Structures:** 200 square foot Garage with potential for change of use: studio, cottage, etc.

Building Information

First Floor Bedrooms: 4  
Heating: Oil/FHW  
Fireplaces: 4  
Floors: 4  
Yard: Landscaped  
Parking: 3  
Foundation: Brick  
Lead Paint: Unknown  
Recreation and Outdoor Spaces: Garden, Porch

Appliances and Other Amenities

Stove: yes  
Refrigerator: yes  
Dishwasher: yes  
Washer: yes  
Dryer: yes  
Tv Service: Cable  
Amenities: Central A/C, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2014  
Building Assessment: \$1,403,400  
Land Assessment: \$345,000  
Total Assessment: \$1,748,400  
Estimated Taxes: \$9,667

Condo Fees: \$0  
Condo Fees Include:

Easements

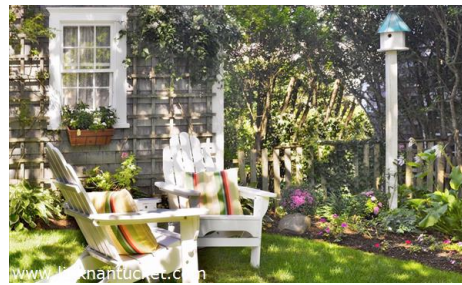
Gross Living Area: 4212 s.f.

Other Comments

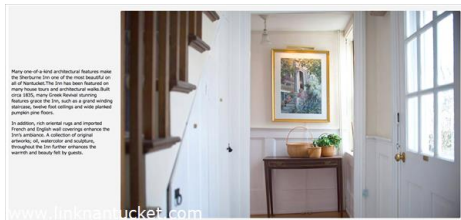
Many one-of-a-kind architectural features make the Sherburne Inn one of the most beautiful on all of Nantucket. The Inn has been featured on many house tours and architectural walks. Built circa 1835, many Greek Revival stunning features grace the Inn, such as a grand winding staircase, twelve foot ceilings and wide planked pumpkin pine floors. In addition, rich oriental rugs and imported French and English wall coverings enhance the Inn's ambiance. A collection of original artworks; oil, watercolor and sculpture, throughout the Inn further enhances the warmth and beauty felt by guests.



Front Entry



Garden



Hallway door to Porch



1st Floor Parlor



2nd Floor Parlor



Room 1



Room 1



Room 2



Room 2



Room 3



Room 3



Room 4



Room 4



Room 5



Room 5



Room 5



Room 6



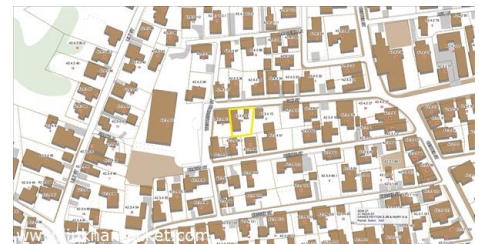
Room 7



Room 8



Room 8





Front Stairs

