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Price: \$2,885,000 Address: 13 Massachusetts Avenue Area: Madaket Owner: Hano

Type: Single Family Status: Available

Map/Parcel: 60/75 Lot #: Parcel 1,

> Block 29. Lots

Zoning: R-20 Lot Size (SF): 30,250

Deed: C16253 Lot Size (A): 0.6900

GLA: 0 Wtr Frontage: None

Water View: Ocean Water: Well

Other View: None Sewer: Septic

Year Built: 1970 Rooms: 6

Remodeled: Beds/Baths: 4/2.5

Furnished: Un-Furnished Second Dwelling: None



A Rare Waterfront offering, this exceptional property has, Sunset Views, Boating, Calm Waters, and Moorings. This perfect beach house in Madaket has it all. Serenity and excellent location.

Basement: No

1st Floor: Gracious entry way with multiple closets and views of the water. Living room with cathedral ceiling, fireplace and picture window with water views, built-ins, door to deck, dining area in a bay window area. Master bedroom and en suite bath with double sinks, tub/shower. Second bedroom with hall bath, third bedroom with outside entry. Large spacious deck, board walk to beach and sound.

Other Structures: Studio with half bath, Garage, outside shower.

Building Information

First Floor Bedrooms: 4

Heating: Electric

Fireplaces: 1

Floors: Wood / Pine

Yard: Yes

Parking: Yes

Foundation: Crawl

Lead Paint: Unknown

Recreation and Outdoor Deck

Spaces:

Taxes and Fees

Assessment Year: 2014 Building Assessment: \$298,100 Land Assessment: \$1,259,700 Total Assessment: \$1,557,800

Estimated Taxes: \$6,112

Condo Fees: \$0 Condo Fees Include:

Appliances and Other Amenities

Stove: Yes Refrigerator: Yes Dishwasher: Yes Washer: Yes

Dryer: Yes Tv Service: Cable

Amenitites: Outdoor Shower

Easements

Other Comments

This charming 3 bedroom cottage has calm water frontage, moorings, a sandy beach and unparalleled sunsets! Detached garage with studio as well as approval for a 4 bedroom septic system. A quintessential

Nantucket setting that rarely becomes available!



























































































































