



**Price: \$1,779,000 Address: 20 Willard Street**

**Area: Brant Point Owner: Thirteen East Lincoln Avenue Realty Trust**

Type: Single Family      Status: Available  
 Map/Parcel: 29/78      Lot #: 3  
 Zoning: R1/SR1      Lot Size (SF): 1,782  
 Deed: 987/152      Lot Size (A): 0.0400  
 Wtr Frontage: None      GLA: 0  
 Water View: None      Water: Town  
 Other View: Residential      Sewer: Town  
 Year Built: 1960      Rooms: 6  
 Remodeled: 2006      Beds/Baths: 3/2  
 Furnished: Furnished  
 Second Dwelling: None



Hydrangeas and roses adorn this Brant Point cottage. Renovated in 2006 "Nantucket Basket" with three bedrooms and two full baths is great for all seasons. Close to Children's and Jetties Beaches with established rental history.

*1st Floor:* Open living room with fully equipped kitchen and dining area. Full, hall bath with shower and bedroom with doors to outside dining deck.

*2nd Floor:* Stairway leads to the second floor landing, perfect for small desk area. Bedroom with king bed and bedroom with twin beds. Hall bath with shower and laundry area.

Building Information

First Floor Bedrooms: 1  
 Heating: Electric  
 Fireplaces: No  
 Floors: Pine/Carpet  
 Yard: No  
 Parking: On Street  
 Foundation: Block  
 Lead Paint: Unknown  
 Recreation and Outdoor Deck  
 Spaces:

Appliances and Other Amenities

Stove: Accusimmer  
 Refrigerator: Whirlpool  
 Dishwasher: Whirlpool  
 Washer: Whirlpool  
 Dryer: Frigidaire  
 Tv Service: Cable  
 Amenities: Disposal, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2014  
 Building Assessment: \$214,900  
 Land Assessment: \$845,800  
 Total Assessment: \$1,060,700  
 Estimated Taxes: \$3,893

Condo Fees: \$0  
 Condo Fees Include:

Easements

Pre-existing undersized lot. Utility easement and ZBA Variances.

Other Comments

None





ATLANTIC EAST  
NANTUCKET REAL ESTATE

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