



Price: \$2,250,000 Address: 77 Orange Street

Area: Town

Owner: Porten

Type: Single Family Status: Available
Map/Parcel: 5541/137 Lot #: -
Zoning: ROH/SOH Lot Size (SF): 4,400
Deed: 00845/00223 Lot Size (A): 0.1010
Wtr Frontage: None GLA: 3,234
Water View: Distant Harbor Water: Town
Other View: Town Sewer: Town
Year Built: 1860 Rooms: 10
Remodeled: 2003 Beds/Baths: 5/4
Furnished: Un-Furnished
Second Dwelling: Potential



Lovingly restored five bedroom 1860's Captains three floor home with original details throughout in an excellent location, just five blocks to Main St. and four blocks to the Harbor. Stunning views of the Harbor from the roof walk. Six fireplaces throughout the home. A coveted garage and ample off street parking off West Dover makes this an in town dream! Strong rental history. A beautiful large private patio with lovely mature plantings in the back perfect for outdoor entertaining. Carefully restored in keeping the character of the home intact while adding modern updates! This home will embrace your heart once you walk in the door!

Basement: Basement

1st Floor: A lovely front parlor entry, front guest bedroom with fireplace, large living room with fireplace, dining room with fireplace, and a sunny kitchen with all your modern day conveniences, functional island and ample room for additional dining. A full bath for guests. A rear mudroom off the kitchen with laundry and pantry. Door to the private enclosed brick patio with mature perennial plantings. An outdoor shower to clean off from the beach. A side field stone patio for grilling and relaxing.

2nd Floor: A large landing on the second floor takes you to a second living room with fireplace along with two guest bedrooms which share a full hall bath. The master bedroom with fireplace has a private full bath. A cozy rear staircase takes you down to the mudroom.

3rd Floor: A large and open third floor bedroom with full bath and access to the widow's walk for stunning views of the harbor.

Other Structures: Driveway is located off West Dover, belgium block aprons to driveway and large garage for storing your vehicle and beach gear.

Building Information

First Floor Bedrooms: 1
Heating: Oil\FHW
Fireplaces: 6
Floors: Antique Pine
Yard: Lovely
Parking: Off Street Three Car
Foundation: Brick
Lead Paint: Unknown
Recreation and Outdoor: Garden, Patio
Spaces:

Appliances and Other Amenities

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

Taxes and Fees

Assessment Year: 2014
Building Assessment: \$914,900
Land Assessment: \$521,900
Total Assessment: \$1,436,800
Estimated Taxes: \$5,201

Condo Fees: \$0
Condo Fees Include:

Easements

Other Comments

Close to \$60,000 annual rental income based off renting the home only as a four bedroom, owner closed off the third floor and purposefully did not rent as a five bedroom. A longer rental season is possible this owner has only rented in during prime weeks. Meticulous owners who care for their home beautifully!



Garage with Belgium Block Apron

Driveway Located off West Dover with ample parking and garage



Stunning views of the Harbor and Monomoy from the Roof Walk

Front Parlor Entry



Living Room with Fireplace

Opens to the Kitchen and Dining Area

Fresh and updated Kitchen with island



www.linknantucket.com
Large eat-in Kitchen



www.linknantucket.com
Ample room for dining



www.linknantucket.com
Dining Room with Fireplace



www.linknantucket.com
Second floor landing



www.linknantucket.com
Additional Living Room on the Second Floor



www.linknantucket.com
Living Room with Fireplace



www.linknantucket.com
Master Bedroom with Fireplace



www.linknantucket.com
Wonderful light throughout



www.linknantucket.com
Guest Bedroom on First Floor



www.linknantucket.com
Guest Bedroom on Second Floor



www.linknantucket.com
Guest Bedroom with Fireplace on Second Floor



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com



www.linknantucket.com
Private Master Bath



www.linknantucket.com
Guest Bathroom on First Floor



www.linknantucket.com
Guest Bathroom on Second Floor



www.linknantucket.com
Third Floor Living Space



www.linknantucket.com
Guest Bedroom on Third Floor



www.linknantucket.com
Rear staircase from Mudroom



www.linknantucket.com
Mudroom Entry