



Town - 10 Gay Street
ID: 78320 Owner: Sherburne Investments

\$ 2,499,000
Available



Property Type: Single Family	Lot Size: 4,487 sq. feet
Total Rooms: 15	Total GLA: 4,212 sq. feet
Total Beds: 8	Year Built: 1833
Total Baths: 9 full, 1 half	Water / Sewer: Town / Town
Frontage: None	2014 Assess: \$ 1,748,400
Water Views: None	Land Assess: \$ 345,000
Sec. Dwelling: None	Build Assess: \$ 1,403,400
Zoning: ROH/SOH	Est. Taxes: \$ 9,667

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 hostelry; 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. PROPERTY MAY BE DIVIDED IN TWO PER CH. 41 SEC. 81L OF MASS. GEN. LAWS.

- First 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.
- Second Floor:** Sitting area, Guestroom, Parlor with Fireplace, two more Guestrooms, rear stairs and landing, Large Guestroom with private sun-porch. Attic Stairway.
- Third Floor:** Fully floored, stand-up Attic for Storage or expansion.
- 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.
- Other Struct:** Pre-1955 Garage may allow for creation of a separate lot under Mass. General Laws: Chapter 41, Section 81L.

Building Information

Furnished: Furnished	Foundation: Brick	Stove: yes
First Floor Beds: 4	Yard: Landscaped	Refrigerator: yes
Fireplaces: 4	Parking: 3	Dishwasher: yes
Floors: 4	Lead Paint: Unknown	Washer/Dryer: yes / yes
Heat: Oil/FHW	Other Structures: Garage, Accessory Apt.	TV Service: Cable

Outdoor/Recreation: Garden, Porch
Features: Central A/C, Insulation, Irrigation

Parcel/Property Information

Map: 4234 **Parcel:** 14 **Plan:** 0 **Deed Ref:** 01132/205 **Lot:** 0 **Other Views:** Residential
Easements: Gross Living Area: 4212 s.f.



Front Entry



Front Stairs



Garden



Hallway door to Porch



1st Floor Parlor



2nd Floor Parlor



Room 1 is a welcoming larger corner room that can accommodate two or three guests. It offers a beautiful carved four poster wooden Queen bed, a small loveseat pullout single bed, original artwork and imported wall coverings, with a wool area rug over wide planked floors. The private bath offers a shower.



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Room 1



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Room 1

Room 2 is a gracious Nantucket guest room on the first floor. A basket of hydrangeas sits in the screened fireplace. The room offers a low 4 poster Queen bed, a wool rug over wide-planked floors, and fleur-de-lis wall coverings. The private bath offers a shower.



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Room 2



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Room 2

Room 3 is a smaller room on the first floor. It offers a low poster Queen bed, an antique armoire, a wool rug, wainscoting, and English wall coverings. The compact private bath offers a shower.



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Room 3



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Room 3



Room 4 is a bright and charming large corner room on the first floor. Furnished with a magnificent imported turned-poster king bed, oriental rugs, and French wall coverings. Also offers a built in bookcase, a refrigerator, and a small sitting area with two comfortable chairs. The private bath offers a tub/shower and pedestal sink.



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Room 4



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Room 4

Room 5 is a bright and sunny room on the second floor furnished with a Queen mahogany four poster bed, English wall coverings with romanian border, and a wood rug over wide-plank floors. The private bath offers a shower.



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Room 5



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Room 5



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Room 5

Room 6 is furnished with a four-poster Queen bed, English wall coverings, an ornate gold framed mirror, and an oriental rug over wide-plank floors. The second floor room has a private bath with shower.



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Room 6



Room 7 is a sunny and bright smaller room on the second floor, offering a beautiful and intricately carved headboard with a Queen bed and a wool rug. Perfect for singles but can accommodate couples who don't require a lot of space. The very small private bath with a pocket door has new wall paper and offers a stall shower.



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Room 7

Room 8 is a romantic second floor room featuring an elegantly carved panel headboard King bed, English wall coverings with a spectacular border, two wing-backed chairs and a new thick soft boucle area rug. This room has its own private flower filled balcony with two chairs overlooking historic Nantucket. The large private bath features a claw footed tub/shower, a pedestal sink and the two windows offer lots of sunshine.



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Room 8



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Room 8

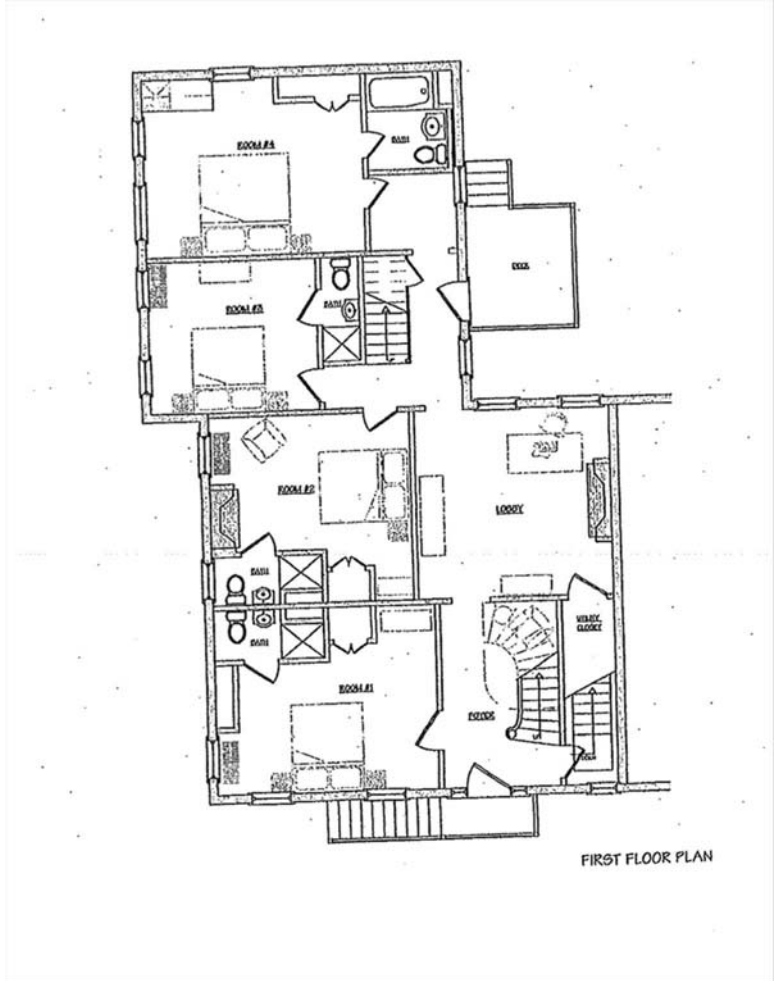


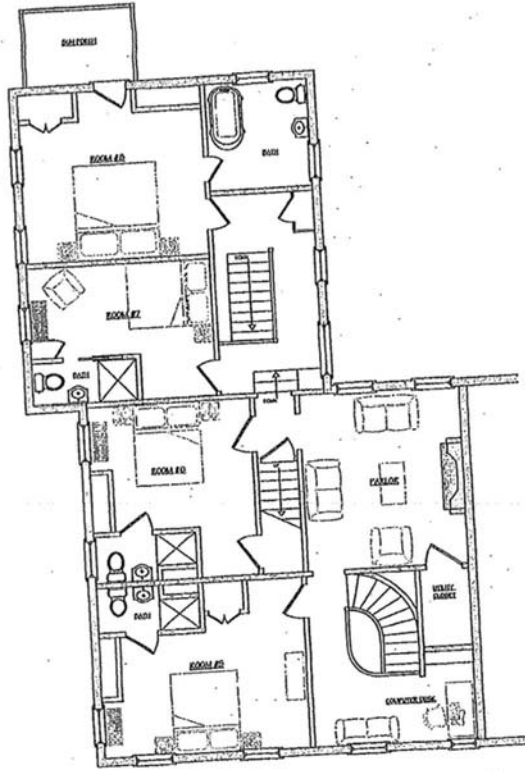
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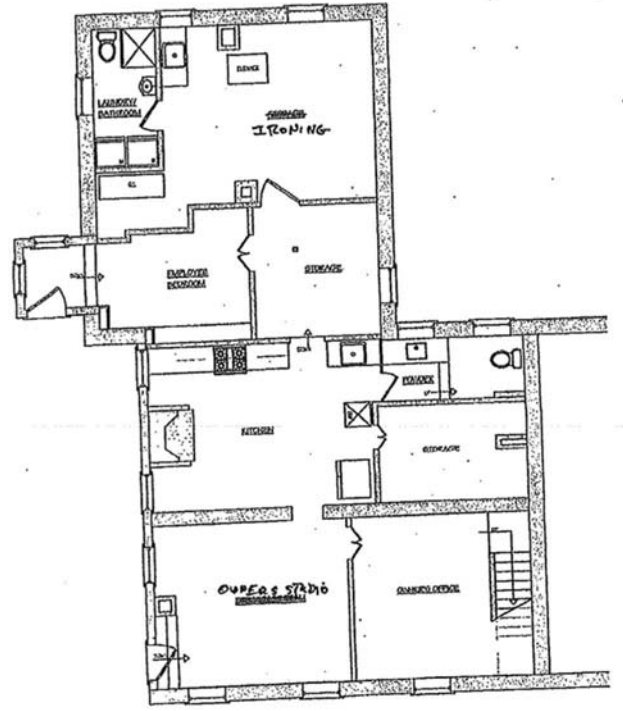
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SECOND FLOOR PLAN



BASEMENT PLAN