



**Brant Point - 20 Willard Street**  
ID: 79452 Owner: Thirteen East Lincoln Avenue  
Realty Trust

**\$ 1,779,000**  
Available



**Property Type:** Single Family

**Lot Size:** 1,782 sq. feet

**Total Rooms:** 6

**Total GLA:** sq. feet

**Total Beds:** 3

**Year Built (ren.):** 1960 (2006)

**Total Baths:** 2

**Water / Sewer:** Town / Town

**Frontage:** None

**2014 Assess:** \$ 1,060,700

**Water Views:** None

**Land Assess:** \$ 845,800

**Sec. Dwelling:** None

**Build Assess:** \$ 214,900

**Zoning:** R1/SR1

**Est. Taxes:** \$ 3,893

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.

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

**Second 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

<b>Furnished:</b>	Furnished	<b>Foundation:</b>	Block	<b>Stove:</b>	Accusimmer
<b>First Floor Beds:</b>	1	<b>Yard:</b>	No	<b>Refrigerator:</b>	Whirlpool
<b>Fireplaces:</b>	No	<b>Parking:</b>	On Street	<b>Dishwasher:</b>	Whirlpool
<b>Floors:</b>	Pine/Carpet	<b>Lead Paint:</b>	Unknown	<b>Washer/Dryer:</b>	Whirlpool / Frigidaire
<b>Heat:</b>	Electric	<b>Other Structures:</b>	None	<b>TV Service:</b>	Cable

**Outdoor/Recreation:** Deck

**Features:** Disposal, Insulation, Outdoor Shower

### Parcel/Property Information

**Map:** 29 **Parcel:** 78 **Plan:** 19/23 **Deed Ref:** 987/152 **Lot:** 3 **Other Views:** Residential

**Easements:** Pre-existing undersized lot. Utility easement and ZBA Variances.



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