

## Atlantic East Nantucket Real Estate

Date **July 2012** Price (UF) **\$1,295,000**

Area **MADA** Address **4 A Street**

Map/Parcel **6024/70** Zoning **V-R**

Legal Owner **Oversea West NT**

Rooms **4** BR **1** BA **1** 1/2 BA **n/a**

Outside Shwr **Yes** Water **Well** Sewer **Septic**

Year **1920's** Condition **Fair** Lot Size **19,064**

Deed **C. 113858** Plan **3092-R** Lot # **147, 148, 142 & 124**

Attic **No** Basement **Yes**



### Property Description:

**Entrance, open kitchen, dining, pantry with sink, door to large deck with view of Hither Creek, Millie's Bridge and Tuckernuck. Reading nook with built-in daybeds, living room with bay window overlooking spacious landscaped yard, walk through linen closet to full bath with tub/shower connecting to one bedroom with water views. One car garage with attached storage room (not for human habitation).**

Deck/Porch/Patio **Deck** Yard **Landscaped** Garage **1 Car** Parking **Yes** Views **Madaket Harbor**

Insulation **Yes** Storms/Screens **Yes** Heat **OFHA** DHW **Oil** UFFI **No** Foundation **Block**

Lead Paint **?** Floors **Wood/Vinyl** Fireplace(s) **No** Woodstove **No** Appliances (E/G): **S G Glenwood R E GE**

DW **No** Disp **No** Washer **Yes** Dryer (E/G) **Yes** CATV **Yes** Other

2012 Assessments: Land **\$996,800** Buildings **\$321,000** Total **\$1,317,800** 2012 Taxes **\$4,902.69**

Easements/Restriction/Covenants/Condominium: **Pre-existing undersized lot of record. Appurtenant to Lot 148 a right of way over A Street to Washington Street.**

Comments: **The idyllic summer cottage still exists in Old Madaket. Enjoy spectacular Madaket sunsets, as well as views of Hither Creek, and Nantucket Sound to Tuckernuck Island, from this adorable one story home. The house has a full foundation and oil heat, which enables very long seasonal, or even year 'round, usage. The one car garage with attached storage room affords an interesting space to improve, and the four bedroom septic in place offers the possibility of a larger dwelling, or second dwelling with the proper approvals and permits.**

Atlantic East Nantucket Real Estate Listing agent is: **Meg Ruley**

*Information contained herein is believed to be reliable but is not guaranteed*



**Atlantic East**  
NANTUCKET REAL ESTATE

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P136-F5-P116

# PLAN OF LAND IN NANTUCKET, MASS.

SCALE: 1" = 20'  
HAYES ENGINEERING, INC.  
CIVIL ENGINEERS &  
LAND SURVEYORS



AUGUST 29, 2005  
603 SALEM STREET  
WAKEFIELD, MASS. 01880  
TEL. (781) 246-2800

I CERTIFY THAT THIS HOUSE AND GARAGE ARE LOCATED ON THE GROUND AS SHOWN.  
I FURTHER CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD  
AREA (ZONE A OR V) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL  
NUMBER 250230 0018 E; EFFECTIVE DATE: NOVEMBER 6, 1996.

DATE: August 29, 2005



ASSESSORS: MAP 60.2.4 PARCEL 70  
STREET ADDRESS: #A A STREET

ZONE: RESIDENTIAL 2  
MINIMUM AREA = 20,000 S.F.  
MAXIMUM LOT COVERAGE = 12.5%  
MINIMUM FRONTAGE = 75'  
FRONT YARD SETBACK = 30'  
SIDE & REAR SETBACKS = 10'

AREA OF BUILDING EXCLUSIVE OF  
DECK, STEPS AND BULKHEAD: 1,400± S.F.  
EXIST. GROUND COVER RATIO: 7.3±%

NOTE:  
PERIMETER INFORMATION WAS TAKEN FROM A  
LAND COURT PLAN 3092R.

