Atlantic East Nantucket Real Estate

Date July 2012 Price (UF) \$1,295,000 Address 4 A Street Area MADA 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 No Basement Yes Attic



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	d Garage 1 Car Parking	g Yes Views Madaket Harbor	
Insulation Yes Storn	ns/Screens Yes Heat	OFHA DHW Oil UF	FI 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 <i>\$1,317,800</i> 2012Taxes <i>\$4,902.69</i>	

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

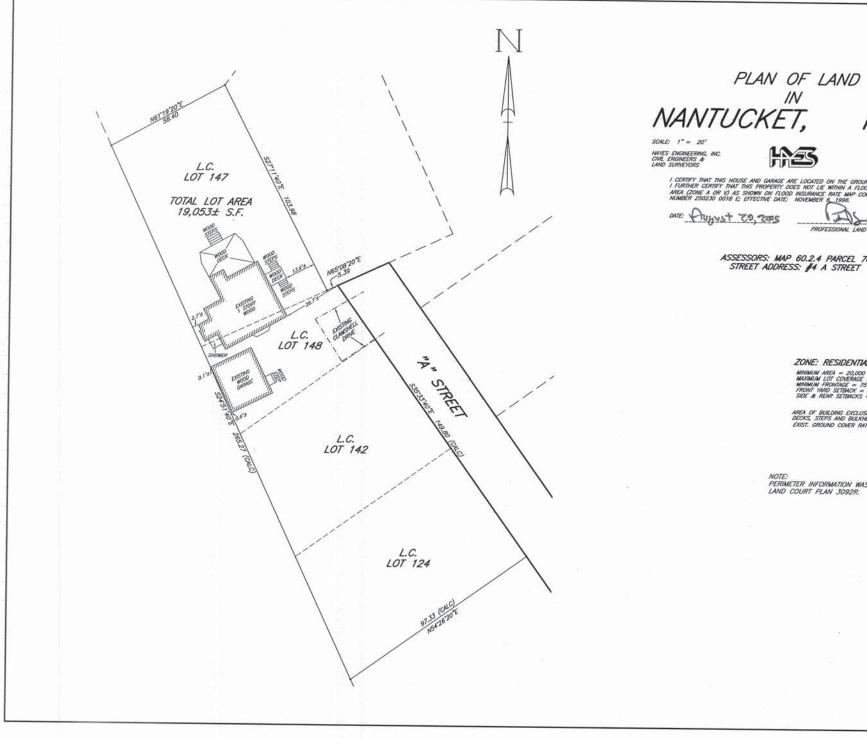


508-228-7707

5 North Water Street Nantucket, MA 02554 www.NantucketRealEstate.com







CKET,	MASS.
	AUGUST 29, 2005
HNES	603 SALEM STREET WAKEFIELD, MASS. 01880 TEL. (781) 246–2800
E AND GARAGE ARE LOCATED ON THIS PROPERTY DOES NOT LIE WIT SHOWN ON FLOOD INSURANCE RAT EFFECTIVE DATE: NOVEMBER 6	HIN A FLOOD HAZARD TE MAP COMMUNITY PANEL
PROFESSI	ALLEN OF MARKEN
SSORS: MAP 60.2.4 PA REET ADDRESS: #4 A S	RCEL 70
ZONE: RES	SIDENTIAL 2
MAXIMUM LOT MINIMUM FROM FRONT YARD S	= 20,000 S.F. COVERACE = 12.5% TAGE = 75 ETBACK = 30' SETBACKS = 10'
DECKS, STEPS A	NG EXCLUSIVE OF ND BULKHEAD: 1,400± S.F. COVER RATIO: 7,345

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

P136-F5-P116