



Price: \$3,695,000 Address: 10 Sunset Hill Lane

Area: Town

Owner: SBC5-2LLC

Type: Single Family Status: Available  
 Map/Parcel: 41/503 Lot #: A & B  
 Zoning: ROH/SOH Lot Size (SF): 11,986  
 Deed: Book 01424 Lot Size (A): 0.2751  
 Wtr Frontage: None GLA: 3,373  
 Water View: None Water: Town  
 Other View: Residential Sewer: Town  
 Year Built: 1850 Rooms: 11  
 Remodeled: 2012 Beds/Baths: 6/4.5  
 Furnished: Un-Furnished  
 Second Dwelling: Existing



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Spacious in-town living! Nestled in the privacy and quiet of Sunset Hill, near the Oldest House, this beautiful property features a four bedroom, three and a half bathroom, main house complemented by a two bedroom, one bathroom guest cottage on an oversized 11,000+ square foot lot. Both homes have been updated with sought-after amenities including central air, modern kitchens, open family living areas, welcoming outdoor spaces for gathering and relaxing, and plenty of off-street parking. Conveniently located on the west side of town, there is easy access to Downtown, Cliff beaches, the Westmoor Club. The location is close to the eight acres of open space and walking trails that connect Coffin Park (behind the Oldest House) and the Land Bank land at Lily Pond.

**Basement:** Main house features a full, unfinished basement that houses the furnace and hot water heater. It is accessed through the first floor front hallway. The cottage is on a crawl space, piers.

**1st Floor:** Front entry with original stairway; hallway to a light-filled living room that looks out onto a spacious back yard and side gardens; French doors open out onto a spacious porch, patio and large yard. Glass pocket doors access an intimate sitting room with garden views. Sunny farmhouse style kitchen features cathedral ceilings, marble counter tops and 3 walls of windows, centered by a custom butcher block island. The room is beautifully accented with a stainless steel farmers sink, induction stove, built-in wall oven and microwave, refrigerator with water filter and stand alone ice maker. A comfortable dining area completes this space. A first-floor master suite with en suite bath has a deep soaking tub and a separate tiled shower. There is rear entry to the house that has a tiled mudroom with built-in bench, shelving and storage cubbies. The outdoor area has an enclosed outdoor shower, and the rear deck is plumbed with a gas outlet for easy grilling.

**2nd Floor:** The second floor landing leads to three bedrooms and includes a closet for laundry. The second floor has a bedroom suite overlooking the Lily Pond conservation area; it features a bath with tiled shower and glass enclosure. Two additional bedrooms at the rear of the house share a hall bath with tiled shower. Both have cathedral ceilings and tall glass doors leading to a shared balcony, overlooking the yard.

**Second Dwelling:** The charmingly updated 1940's cottage, tucked in the rear of the property, maximizes the yard space between the two dwellings. The open kitchen & dining area look out to the yard. The kitchen has shaker style cabinets & mahogany countertops. The living room has a fireplace which can be viewed from the kitchen dining area. Two bedrooms are located to the rear, where there is a hall bath with tub and shower. There is a ships ladder leading to a loft area above the bedrooms which serves as storage space and extra sleeping space if you have a full house. The cottage has a split-system air conditioning and de-humidification system. Cottage is encroaching in the rear set back.

Building Information

First Floor Bedrooms: 1  
 Heating: Gas\FHA  
 Fireplaces: 1  
 Floors: Wood and Tile  
 Yard: Landscaped  
 Parking: 2  
 Foundation: Block/Crawl  
 Lead Paint: Unknown  
 Recreation and Outdoor Spaces: Deck, Garden, Patio, Porch

Appliances and Other Amenities

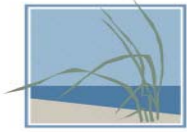
Stove: GE Profile  
 Refrigerator: Kitchen Aid  
 Dishwasher: Kitchen Aid  
 Washer: Y  
 Dryer: Y  
 Tv Service: Cable  
 Amenities: Central A/C, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2019  
 Building Assessment: \$3,177,700

Easements

The information contained herein is believed to be reliable but is not guaranteed.



ATLANTIC EAST  
NANTUCKET REAL ESTATE

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Land Assessment: \$1,134,900  
Total Assessment: \$4,312,600  
Estimated Taxes: \$15,224

Condo Fees: \$0  
Condo Fees Include:

Abutters to the rear have right of way over a portion of the driveway to access their property. They are not allowed to park in the driveway. There is ample room to park two or more cars to the left of the right of way. Property is Subject to Right of Way, Book 112, Page 104; Order of Taking, Book 151, Page 208; Declaration of Restriction to merge lots for zoning and building purposes, Book 1247, Page 211. Zoning affidavit Book 464, Page 111 and Confirmatory affidavit, Book 493, Page 295. Refer to the deed. Property may be separated into two lots as per MA law 41-81L. Cottage may be encroaching on rear setback.

Other Comments

From Steamship Wharf, turn right onto South Beach Street, left onto Easton Street at the stop sign and continue straight through the slight-right turn at the next intersection onto West Chester Street. Right turn onto North Liberty Street and Sunset Hill is on the right.