



Price: \$1,175,000 Address: 9 Goldfinch Area: Naushop Owner: Owner of Record

Type: Single Family Status: Available
 Map/Parcel: 68/505 Lot #: 279
 Zoning: R5 Lot Size (SF): 5,662
 Deed: C0025485 Lot Size (A): 0.1300
 Wtr Frontage: None GLA: 1,650
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1989 Rooms: 6
 Remodeled: 2014 Beds/Baths: 3/3
 Furnished: Un-Furnished
 Second Dwelling: None



Conveniently located in Naushop, the house boasts an updated kitchen (2014); three full bedrooms and bathrooms (two of which are ensuite); a flexible open living, dining, and kitchen area; and a partially finished basement with a game-room, laundry and storage zones. This property has a private yard with a storage shed and access to the community pool and tennis courts.

Basement: Partially finished with laundry room. Approximately 300 square feet. The heated, unfinished space has ample storage and a separate entrance just waiting to be finished.

1st Floor: Open and airy living room, dining and kitchen. A kitchen renovation was completed in 2014 with top of the line appliances, 2" thick concrete counter-tops, high end cabinetry, farm sink, Sub-Zero refrigerator and freezer, Bosch D/W, Dacor gas stove, Sharp micro drawer, and a four person breakfast bar. Off of the kitchen there is a bedroom with a separate bath. Down the hall you will find a private master suite, which offers an additional full bath, custom built in cabinetry and sliders to the rear deck (owners have rented this space out generating up to \$12,000 a year in extra income). The master suite was part of a renovation in 2001. Hardwood flooring throughout, except for bathrooms. Flooring in kitchen, dining and living was installed during 2014 renovation.

2nd Floor: Enter through a turned staircase to the second floor master suite, offering a large vaulted ceiling bedroom, a built in king sized bed, a full bath, three closets and a very large sitting area with custom built-ins. The sitting area was part of a 2001 renovation. Hardwood flooring throughout, except for the bathrooms. Very flexible floor plan.

Other Structures: Shed

Building Information

First Floor Bedrooms: 2
 Heating: Gas\FHW
 Fireplaces: 0
 Floors: Wood, tile
 Yard: Yes
 Parking: Yes
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor: Deck, Garden, Community Pool,
 Spaces: Community Tennis Court

Appliances and Other Amenities

Stove: Dacor gas stove, Sharp microwave drawer
 Refrigerator: Sub-Zero
 Dishwasher: Bosch
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Disposal, Outdoor Shower

Taxes and Fees

Assessment Year: 2019
 Building Assessment: \$516,500
 Land Assessment: \$435,900
 Total Assessment: \$952,400
 Estimated Taxes: \$3,362

Easements

Refer to deed. Naushop Association guidelines.

Other Comments

None

Condo Fees: \$2,000
 Condo Fees Include: Annual \$2,000 fee for pool, tennis courts,
 clubhouse, common area maintenance

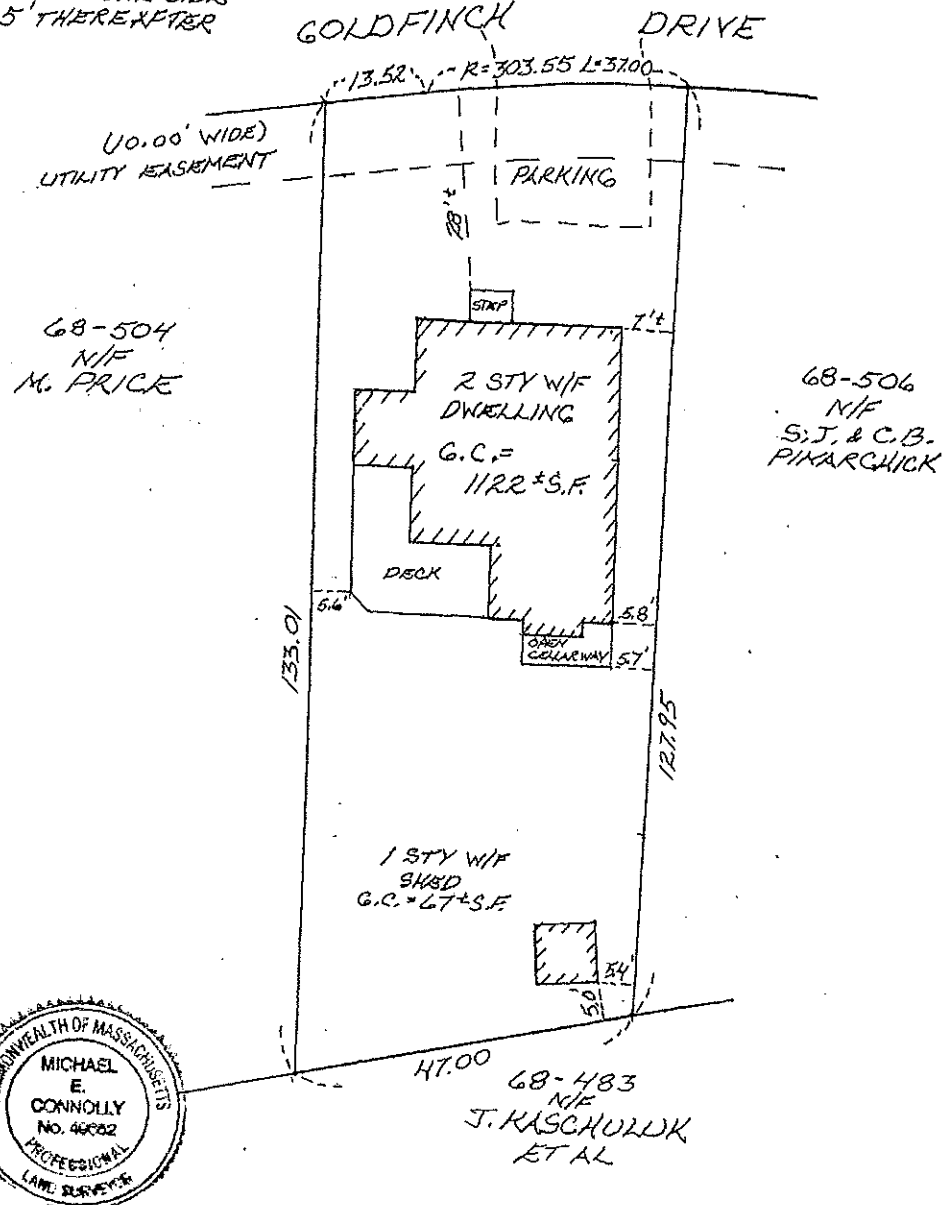
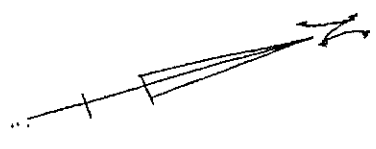


ATLANTIC EAST
NANTUCKET REAL ESTATE

Meg Ruley
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ZONING CLASSIFICATION: **R-5**
 MIN. AREA: 5,000 S.F.
 MIN. FRONTAGE: 50 FT.
 FRONT YARD S.B.: 10 FT.
 REAR ~~SIDE~~ S.B.: 5 FT.
 GROUND COVER (%): 40.0%
 SIDE S.B.: 10 FT.
 ONE SIDE
 5' THEREAFTER

EXISTING:
 6,293 S.F.
 50.52'
 SEE PLAN



I CERTIFY, AS OF: 11/24/2014 THAT
 THE BUILDING(S) IS/ARE LOCATED ON THE
 GROUND AS SHOWN HEREON.
Michael E. Connolly
 PROFESSIONAL LAND SURVEYOR

BUILDING LOCATION PLAN
 OF LAND IN
 NANTUCKET, MA.

SCALE: 1"=20' DATE: NOV. 24, 2014
 Owner: SHANNON R. SCHUSTER
 Deed/Cert. CERT. 23,978 Plan: LC 16514-12, SH. 7.
 Tax Map: 68-505 Locus: 9 GOLDFINCH DRIVE

THIS PLOT PLAN WAS PREPARED FOR THE TOWN
 OF NANTUCKET BUILDING DEPARTMENT ONLY AND
 SHOULD NOT BE CONSIDERED A PROPERTY LINE
 SURVEY. THIS PLAN SHOULD NOT BE USED TO
 ESTABLISH PROPERTY LINES, FENCES, HEDGES OR
 ANY ANCILLARY STRUCTURES ON THE PREMISES.
 THE PROPERTY LINES SHOWN RELY ON CURRENT
 DEEDS AND PLANS OF RECORD.
 THIS PLOT PLAN IS NOT A CERTIFICATION AS TO
 TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.
 OWNERS OF ADJOINING PROPERTIES ARE SHOWN
 ACCORDING TO CURRENT ASSESSOR RECORDS.

MICHAEL CONNOLLY & ASSOC. INC.
 PROFESSIONAL LAND SURVEYORS
 149 SURFSIDE ROAD
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