



Price: \$1,850,000 Address: 53 Milk Street Area: Town Owner: Owner of Record

Type: Single Family Status: Available
 Map/Parcel: 56/208 Lot #: 9
 Zoning: R1/SR1 Lot Size (SF): 9,583
 Deed: 169/233 Lot Size (A): 0.2200
 Wtr Frontage: None GLA: 2,552
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1979 Rooms: 7
 Remodeled: 2003 Beds/Baths: 4/2
 Furnished: Un-Furnished
 Second Dwelling: Potential



LINKNantucket.com

The perfect location! This bright, spacious, and well maintained Cape is steps to Town and on the way (via the new bike path) to Cisco Beach, Cisco Brewery, Bartlett's Farm, and 167 Fish Market. Mature landscaping, off street parking area, and nice perennial gardens and shrubs provide attractive outdoor spaces and privacy. In addition, there is potential for a second dwelling, garage, shed, or pool!

Basement: Interior access with partially finished area that includes an office and sitting room. There is some baseboard electric heat and a split ac unit. The unfinished area contains laundry area and storage. Bulkhead door to exterior.

1st Floor: Open floor plan with sunroom, living room and dining area, kitchen and pantry. There is one bedroom and also a den (that could serve as a potential fifth bedroom) and one bathroom (Shower). Large split ac unit for cooling first and second floors. Also a gas fired Vermont Castings stove that is effective for supplementing electric heat.

2nd Floor: Master bedroom with walk-in closet and en suite bathroom (separate Tub and Shower) which also opens onto hall. Two more bedrooms.

Building Information

First Floor Bedrooms: 2
 Heating: Electric
 Fireplaces: Vermont Castings Gas Stove
 Floors: Wood
 Yard: Yes
 Parking: Yes
 Foundation: Cement Block
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Porch

Appliances and Other Amenities

Stove: DCS
 Refrigerator: Samsung
 Dishwasher: Bosch
 Washer: Maytag
 Dryer: Maytag
 Tv Service: Cable
 Amenities: Disposal, Insulation, Irrigation

Taxes and Fees

Assessment Year: 2018
 Building Assessment: \$716,700
 Land Assessment: \$645,500
 Total Assessment: \$1,362,200
 Estimated Taxes: \$4,809

Condo Fees: \$0
 Condo Fees Include:

Easements

None known. Refer to deed

Other Comments

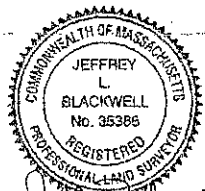
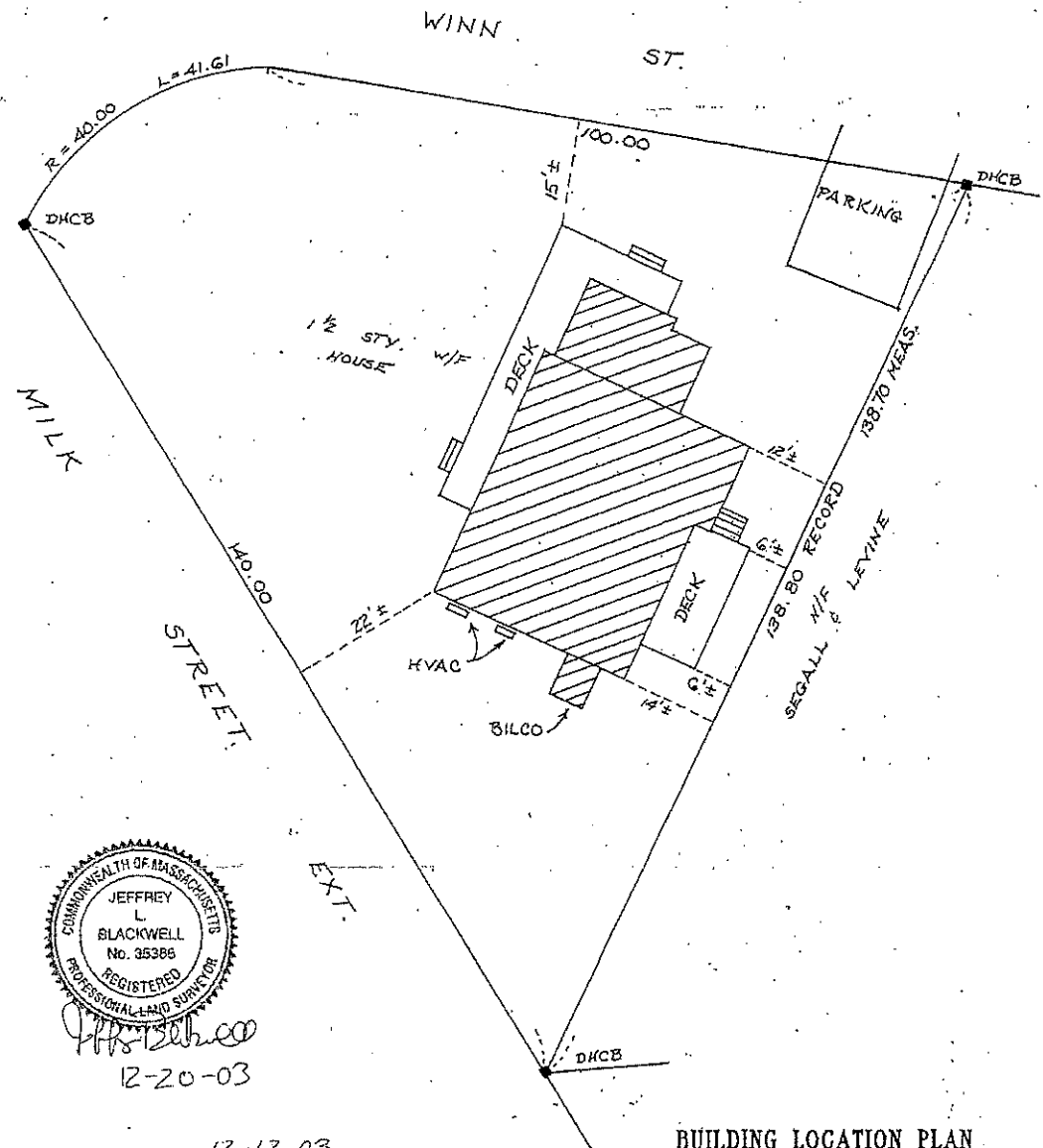
Owner is a licensed broker in MA and listing broker is related to seller. Property has two large split a/c units for cooling, dehumidification, and supplemental heat. There is also a central vac system. Dining room lighting fixture excluded from sale.

ZONING CLASSIFICATION: R-1

MIN. AREA: . . . 5000 S.F.
MIN. FRONTAGE: . . . 50 FT.
FRONT YARD S.B.: . . . 10 FT.
REAR & SIDE S.B.: . . . 5 FT.
GROUND COVER (%): . . . 30 %

EXISTING: 9604 S.F.
SEE PLAN
" " " " " " " "
" " " " " " " "
14 % ±

ONLY ORIGINALLY STAMPED AND
ENDORSED COPIES OF THIS PLAN
SHALL BE ACKNOWLEDGED BY
THE CERTIFYING LAND SURVEYOR.



Jeffrey L. Blackwell
12-20-03

I CERTIFY, AS OF . . . 12-20-03 . . . THAT
THE BUILDING(S) IS/ARE LOCATED ON THE
GROUND AS SHOWN HEREON.

Jeffrey L. Blackwell
PROFESSIONAL LAND SURVEYOR

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.

ASSESSOR MAP: . . . 56 . . . PARCEL: . . . 208 . . .

**BUILDING LOCATION PLAN
OF LAND IN
NANTUCKET, MASS.**

SCALE: 1" = 20' DATE: DEC. 20, 2003

Owner: JOHN D. & JANE B. MILLER
Lot 9
Deed: BK. 169, PG. 233 Plan: BK. 19, PG. 4
Locus: # 53 MILK ST.

BLACKWELL and ASSOCIATES, Inc.
Professional Land Surveyors
20 TEASDALE CIRCLE
NANTUCKET, MASS. 02554
(508) 228-9026 B 3798