

## Atlantic East Nantucket Real Estate

Date *May 2013* Price *\$490,000 Furnished.*

Area *Town* Address *95 Orange Street, #2*

Map/Parcel *5541/31.2* Zoning *ROH*

Legal Owner *Nace*

Rooms *2* BR *1* BA *1*

Outside Shwr *No* Water *Town* Sewer *Town*

Year *1950/1995* Condition *Excellent* Lot Size *Condo*

Deed *Bk 1075, P 72* Plan *B. 616, P. 140*

Attic *No* Basement *Yes, Common Area*



### Property Description:

*All on one floor: Spacious living room with wood burning fireplace. Galley kitchen with stackable W/D, dishwasher, stove and refrigerator. Bedroom with built in queen bed. Full bathroom. Wide pine floors through, wainscoting and original woodwork detail throughout.*

Deck/Porch/Patio *No* Yard *No* Garage *No* Parking *Deeded, 1 spot* Views *Residential* Insulation *Some*

Storms/Screens *Yes* Heat *Electric* DHW *Electric* UFFI *?* Foundation *Brick* Lead Paint *?*

Floors *Wood* Fireplace(s) *1* Appliances (E): S *HotPoint* R *LG* DW *GE* Disp *No*

Washer *Bosch* Dryer (E/G) *Bosch* CATV *Yes* A/C *Wall mounted in bedroom* Irrigation *No* Other

2012 Assessments: Land *N/A* Buildings *\$664,500* Total *\$664,500* 2012 Taxes *1,986.93*

Easements/Restriction/Covenants/Condominium: *Refer to deed. Condominium Fees are about \$1,000 a quarter; \$4,000 a year. Inventory list provided upon request.*

Comments: *Location, turn-key condition, and charm! This one bedroom, one bathroom condominium is steps from local shops, restaurants, and beaches. Renovated in 2007, this first floor pied-a-terre includes a new kitchen and bathroom, stacked washer and dryer, a/c and a parking space. The thoughtfully designed floor plan offers comfortable living spaces and amenities such as a wood-burning fireplace and wide pine floors.*

Atlantic East Nantucket Listing agent is: *Meg Ruley, Broker*

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



*AtlanticEast*  
NANTUCKET REAL ESTATE

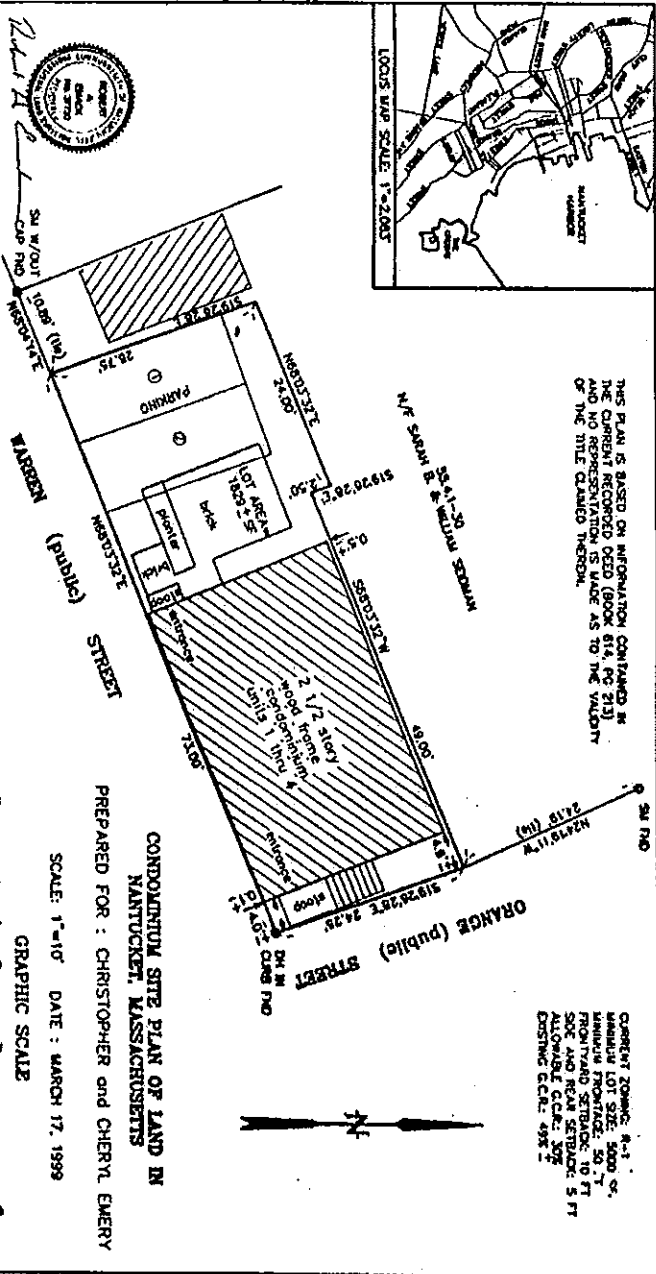
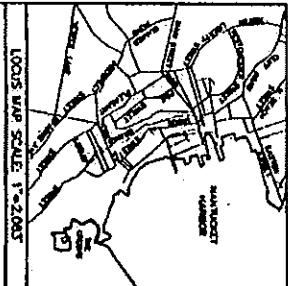
508-228-7707

82 Easton Street  
Nantucket, MA 02554  
[www.NantucketRealEstate.com](http://www.NantucketRealEstate.com)



THIS PLAN IS BASED ON INFORMATION CONTAINED IN THE CURRENT RECORDED DEED (BOOK 614, PG 213) AND NO REPRESENTATION IS MADE AS TO THE VALIDITY OF THE TITLE CLAIMED THEREON.

CURRENT ZONING: R-1  
 MINIMUM LOT SIZE: 3,000 sq. ft.  
 MINIMUM FRONT YARD SETBACK: 10 FT.  
 MINIMUM SIDE AND REAR SETBACK: 5 FT.  
 ALLOWABLE G.C.A.: 30%  
 DISTING. C.C.R. 498.2



CONDOMINIUM SITE PLAN OF LAND IN NANTUCKET, MASSACHUSETTS

PREPARED FOR: CHRISTOPHER and CHERYL EMERY

SCALE: 1"=10' DATE: MARCH 17, 1999

GRAPHIC SCALE



(in feet)  
 1 inch = 10 feet  
 DAWG SURVEYING  
 2 WISHAM AVENUE  
 NANTUCKET, MA 02554  
 (508) 225-0940

1 CERTIFY THAT THIS PLAN FULLY AND ACCORDS WITH THE LOCATION AND THE INFORMATION AS SHOWN AS SHOWN IN THE DEED AS SHOWN AND FULLY LISTS THE UNITS CONTAINED THEREON.

MA 07/73

DEED REFERENCE: 06K 614, PG 213  
 PLAN REFERENCE: PLAN RECORDED W/PWK 34, PGS 93-94  
 SEE ALSO PLAN BOOK 21, PGS 29 N PART PARCELS 20  
 ASSESSOR'S REFERENCE MAP: 52-11 PARCELS 31  
 ADDRESS: 99 ORANGE STREET

Nantucket County Received & Entered  
 Date: APR 01 1999 Time: 2:50 PM  
 Attest: [Signature] Register of Deeds

End of Instrument