

Price: \$2,295,000 Address: 16 North Beach Street Area: Brant Point Owner: Braestrup

Type: Single Family Status: Available
 Map/Parcel: 4241/102 Lot #: 1
 Zoning: LC Lot Size (SF):
 Deed: 865/191 Lot Size (A): 0.2100
 Frontage: None Plan: na
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1996 Rooms: 10
 Remodeled: 2008 Beds/Baths: 4/4.5
 Furnished: Un-Furnished
 Second Dwelling: Potential



www.linknantucket.com

Wonderful Brant Point Family Home - a short distance to Jetties Beach and Town this 4 bedroom 4.5 bathroom recently renovated home, in one of the Best Locations on the Island, answers all you summer needs. New Kitchen in 2008 and all new Anderson Windows 2009. Central Air was added in 2007. This home is extremely well cared for and has seen improvement over the years. Excellent rental income in excess of 100K in recent years.

Basement: Crawl space with gravel base

1st Floor: The first floor offers Two Master Bedroom Suites in this Upside Down home each with full bathroom and one with french doors leading to the deck and back yard. The entry way with stairway to the Great Room on the second floor and laundry room separate the two master suites. There is a utility room with ample storage room and separate door to back deck.

2nd Floor: The Second floor Great Room is a wonderful family gathering place with door to second floor deck for outdoor grilling and eating. Large antique brick fireplace serves as the focal point to the living space. Brand new Kitchen with granite counter tops as well as dining area. A half bath and stairs to the 3rd floor round out the middle level. New Carpeting on stairs to both second and third floor.

3rd Floor: The third floor provides ample sleeping space with 2 additional bedrooms each with private bath. One of the bedrooms is loft style and is open to the space below.

Other Structures: Storage Shed 80 square feet

Second Dwelling: Potential

Building Information

First Floor Bedrooms: 2
 Heating: Gas\FHA
 Fireplaces: Second floor
 Floors: Pine Wood Floors
 Yard: Back yard with mature plantings
 Parking: 2+
 Foundation: poured
 Lead Paint: No
 Recreation and Outdoor Spaces: None

Appliances and Other Amenities

Stove: Jenn Air
 Refrigerator: GE Profile
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: None

Taxes and Fees

Assessment Year: 2009
 Building Assessment: \$951,000
 Land Assessment: \$1,285,300
 Total Assessment: \$2,236,300
 Estimated Taxes: \$6,349

Condo Fees: \$0
 Condo Fees Include:

Listing Firm: Cooper Shepherd Associates

Easements

none known

Other Comments

Great Location! Brant Point offers it all! Excellent Rental History!



