

Price: \$3,850,000 Address: 81 Orange Street

Area: Town

Owner: Braestrup

Type: Single Family Status: Available
 Map/Parcel: 55.4.1/89 Lot #: 3
 Zoning: ROH Lot Size (SF): 6,742
 Deed: 1114/0062 Lot Size (A): 0.1540
 Frontage: None Plan: 30-C
 Water View: Distant Harbor Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1890 Rooms: 16
 Remodeled: 2008 Beds/Baths: 5/4.5
 Furnished: Un-Furnished
 Second Dwelling: Potential



This Antique home on Orange Street has been carefully and tastefully updated and expanded to blend old world charm and modern conveniences in perfect harmony. Marvel at the Antique details throughout including original doors, antique pine flooring, tin ceiling and countless other details. Custom craftsmanship in over 5,000 square feet of living space including a bright and beautiful gourmet kitchen, great room, sun lit parlor and formal dining room with fireplace. Five bedrooms, central air-conditioning, large brick patio and professionally landscaped lot with gardens make this the perfect Nantucket family home. Ideally located near the Great Harbor Yacht Club and just a few blocks from the center of town.

Basement: Finished Basement with 10 ft poured foundation. Two large rooms each with 500 +/- square feet of living space. Wonderful for large game room or media room. Mechanical Room.

1st Floor: Gracious Entry Hall leads to Living Room with fireplace, antique pine floors, antique door, and wonderfully restored tin ceilings. Living room leads to Secondary Sitting room or parlor with many windows and wonderful light, antique pine floors and tin ceiling. From here you find a lovely formal Dining Room with antique pine wood floors, tin ceilings and a wonderful fireplace. Dining Room is flanked by another gracious entry from the side yard patio and powder room. From there you step down one step into a bright and sunny gourmet kitchen with top of the line appliances, including Subzero, Wolfe, and Bosh. Soapstone counter tops, Porcelain Farmer Sink, custom design tile work in khaki, green and white. Center island is topped with a beautiful mahogany counter. Many other details round out this spacious kitchen. Beyond the kitchen is soft seating and dining area for a more casual setting, with back stairs leading to the second floor. From the entry room you follow a hallway with large pantry and laundry closet, to the first floor Master Bedroom suite. High ceiling, many windows, a walk-in closet, and spectacular custom Master Bathroom with grand soaking tub, shower, and private water closet round out this wonderful private sanctuary.

2nd Floor: Stairs from the first floor lead you to a second Master Bedroom suite that creates a delicate balance between Antique elements and all the modern conveniences. As on the first floor this Master Suite has a walk-in closet and custom bathroom. Lots of natural light and a sense of a time gone by. Down the hall you have a laundry closet and the first of 3 Guest bedrooms, one of the Guest bedrooms has a full bathroom ensuite. Both Bathrooms have custom details and beautiful tile work.

3rd Floor: The third floor provides a spacious room for extra sleep capacity or a play room with custom cabinetwork, warm soft carpet, and a ladder to the Roof Walk.

Second Dwelling: Second dwelling potential with over 1400 square feet of ground cover still available to add a guest cottage or garage.

Building Information

First Floor Bedrooms: 1
Heating: Gas\FHA
Fireplaces: 2
Floors: Antique Pine
Yard: Large Yard with Brick Patio
Parking: 2
Foundation: Poured
Lead Paint: No
Recreation and Outdoor Spaces: None

Taxes and Fees

Assessment Year: 2009
Building Assessment: \$0
Land Assessment: \$0
Total Assessment: \$0
Estimated Taxes: \$0

Condo Fees: \$0
Condo Fees Include:

Listing Firm: Cooper Shepherd Associates

Appliances and Other Amenities

Stove: Wolfe
Refrigerator: Subzero plus 2 Subzero Refrigerator Drawers
Dishwasher: Bosh
Washer: 2
Dryer: 2
Tv Service: Cable
Amenities: None

Easements

None Known

Other Comments

None





