

Price: \$850,000 Address: 23 B Rhode Island Avenue Area: Madaket Owner: Bartholomae

Type: Condo Status: Available
 Map/Parcel: 60.3.1/124.1 Lot #: 1
 Zoning: V-R Lot Size (SF):
 Deed: U8005 Lot Size (A): 0.0000
 Frontage: None Plan: bk c-0008
 Water View: Harbor Water: Well
 Other View: Ocean Sewer: Septic
 Year Built: 1968 Rooms: 5
 Remodeled: 2003 Beds/Baths: 2/1
 Furnished: Un-Furnished
 Second Dwelling: None



Madaket Summers the way they were meant to be!!! Turn-key, fully renovated two bedroom, one bath Smith's Point cottage. Custom renovation with gorgeous pine woodwork. Open and airy 2nd floor loft and deck with AMAZING water views! See clear through to Esther's, Tuckernuck, the Atlantic and all of Madaket Harbor! Breathtaking sunsets. Great covered porch with ocean views and lovely yard for sunning and BBQ-ing. Outdoor shower. Originally built by Millie Taylor's husband, this classic summer cottage has over 1,000 sq' of completely renovated, easy, care-free living. Surfing, kayaking, fishing, clamming...and the beach...all just shell's throw away! For the most discerning Nantucket Summertime buyer.

Basement: Crawl

1st Floor: Covered front porch with ocean views leads into open kitchen, dining and living room, all with with open lofted ceilings above. Stack washer-dryer. Kitchen with Corian countertops, brand new stove, wine racks, and charming pine cabinetry. Ship's stairs to loft above. Queen bedroom with harbor views and wonderful light. Twin bedroom with built-in storage and ample closet. Shared full hall bath (shower) with ceramic tiling.

2nd Floor: Newly renovated custom bright and airy loft, sitting room and office area. Two huge storage closets. Open to below. Double doors to harborview deck with views to Tuckernuck, Esther's, Madaket Harbor and the Ocean.

Building Information

First Floor Bedrooms: 2
Heating: Other
Fireplaces:
Floors: Pine
Yard: Yes
Parking: Yes
Foundation: Block
Lead Paint: Unknown
Recreation and Outdoor Spaces: Deck, Garden, Porch

Appliances and Other Amenities

Stove: New 2010
Refrigerator: Yes
Dishwasher: No
Washer: Yes
Dryer: Yes
Tv Service: Cable
Amenities: Outdoor Shower

Taxes and Fees

Assessment Year: 2009
Building Assessment: \$783,400
Land Assessment: \$0
Total Assessment: \$783,400
Estimated Taxes: \$2,218

Condo Fees: \$1,972
Condo Fees Include: Condo Insurance, Septic Maintenance

Easements

See Condo Docs.

Other Comments

Extras: Cedar shingle siding, GAF 30yr architectural roofing, all new windows, semi-insulated with Rinnai gas heater and wrapped piping, Corian countertops, new H2O pump, mahogany decking, washer/dryer, numerous storage built-ins. Loft wired for internet.



