

Atlantic East Nantucket Real Estate

Date **May 2011** Address **3 Comeau Lane** Map/Parcel **7341/5** Price **\$525,000**
Legal Owner **Bridges** 2011 Assessment **\$387,000** Taxes **\$1386** Area **Sconset**

Easements/Restrictions/Covenants/ConComm **Previous utility easement has been removed due to merger of lots 1 & 2.**
Board of Appeal variance – see document.

Lot Size **.26 Acres** Zoning **R-20** Potential Sub-Div? **No** # Lots **1** Survey? **Yes**
Staked & Tagged Views **Residential** Power **Yes** Phone **Yes** Cable **Yes** Water **Town**
Deed **633/310** Plan **B.21, P.120** Lot **1, 2 & 3** Waste **Potential Town**

Comments: **Vacant lot in Sconset, close to village, beaches and public transportation. 11,364 sf with total allowable ground cover of 1500 sf. This lot also has the potential for a second dwelling of not more than 600 sf of the total allowable ground cover. The maximum ridge height is twenty four feet from mean grade. Here is a terrific opportunity to create a lovely year round home or summer getaway in one of the most desirable locations on Nantucket.**



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

Atlantic East Nantucket Real Estate Listing Agent is: Ken Beaugrand & Curtis Barnes



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