

Price: \$2,295,000 Address: 26 Fair Street Area: Town Owner: Maggio

Type: Single Family Status: Available
 Map/Parcel: 4232/171 Lot #: 1&2
 Zoning: ROH/SOH Lot Size (SF): 9,792
 Deed: 1145 p 323 Lot Size (A): 0.2200
 Wtr Frontage: None Plan: Bk 23 p 30
 Water View: None Water: Town
 Other View: Residential Sewer: Town
 Year Built: 1850 Rooms: 9
 Remodeled: 1991 Beds/Baths: 5/3.5
 Furnished: Un-Furnished
 Second Dwelling: Existing



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A Different Option. Property to be sold with current owner retaining exclusive use of the cottage under a 40 year lease with terms to be mutually agreed. This landmark property, on an oversized lot, is in the heart of the Historic District, one block from Main Street. "Fair Isle", built as his own house by Charles Robinson, the island's most noteworthy Victorian housewright, is one of the most distinctive buildings on the island.

Basement: Full unfinished basement

1st Floor: Entry foyer, hall with stairs, Parlor, Large living room, Dining area, Powder room, spacious open Kitchen with back pantry and rear staircase. Master bedroom, dressing room and full bath with shower / Jacuzzi.

2nd Floor: Four bedrooms, two baths, laundry and an office area in the Cupola

Second Dwelling: Cottage is to be retained by the current owner pursuant to the terms of a 40 year lease to be mutually agreed

Building Information

First Floor Bedrooms: 1
 Heating: Oil\FHW
 Fireplaces: One wood burning
 Floors: Wood
 Yard: Large
 Parking: Yes
 Foundation: Brick
 Lead Paint: Unknown
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

Stove: Yes
 Refrigerator: Yes
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2010
 Building Assessment: \$1,405,000
 Land Assessment: \$1,513,800
 Total Assessment: \$2,918,800
 Estimated Taxes: \$9,040

Condo Fees: \$0
 Condo Fees Include:

Easements

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Other Comments

None



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