

Price: \$4,295,000 Address: 7 Folger Lane Area: Cliff Owner: 7 Folger Lane, LLC

Type: Single Family Status: Available
 Map/Parcel: 4244/33.3 Lot #: 4
 Zoning: ROH/SOH Lot Size (SF): 7,623
 Deed: 16,760 Lot Size (A): 0.1750
 Wtr Frontage: None Plan: 17232-C
 Water View: Distant Harbor Water: Town
 Other View: None Sewer: Town
 Year Built: 2000 Rooms: 10
 Remodeled: Beds/Baths: 5/7
 Furnished: Un-Furnished
 Second Dwelling: None



www.linknantucket.com

Top of the line, turn key home built by island builder, Chris Maury, located at the end of Folger Lane off of Cliff Road. Abutting conservation property. Views of the harbor, Great Point, and the Oldest House from the Widows Walk. Short distance to Steps Beach, Jetties Beach, and Nantucket town. 2 Car Garage with apartment above. Nicely landscaped. House has been meticulously maintained both inside and out.

Basement: Finished basement with office/full bath. Large TV room, outside access, elevator from basement to 3rd floor, owner storage

1st Floor: Entry foyer- stairs straight up. Office/den with closet and full bath. Wet bar sitting area with fireplace. Dining room, doors out to back patio, kitchen, built-in desk and work area in kitchen, large back deck steps down to a lovely yard. Sun room/sitting area with fireplace. Electric wind-out awnings off of back deck and off sun room. Living room with built-ins for entertainment. Large closet.

2nd Floor: Master bedroom with gas fireplace, large walk-in closet. Master bath with radiant heat in floor, tumbled limestone tiles on floor, and shower stall, granite counter top on vanity. Master on own AC. /built-ins, private balcony, hand crank awning off of balcony. Laundry room, linen closet, bedroom (2) with full bath, bedroom (3) full bath.

3rd Floor: Bunk room with built-in bunks and built-in closets. Full bath, sitting room, stairs leading to Widows Walk. Eave storage and closet.

Other Structures: Garage apartment- garage access- loft, bedroom and full bath, kitchenette, full AC and heat. Private balcony, closet. 2 car garage.

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHA
 Fireplaces: yes
 Floors: Wood/Ash/tile
 Yard: yes
 Parking: off street
 Foundation: poured
 Lead Paint: Unknown
 Recreation and Outdoor: Deck, Garden, Patio
 Spaces:

Appliances and Other Amenities

Stove: Thermador Double Oven
 Refrigerator: Subzero
 Dishwasher: yes
 Washer: yes
 Dryer: yes
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2010
 Building Assessment: \$2,345,900
 Land Assessment: \$1,507,500
 Total Assessment: \$3,853,400
 Estimated Taxes: \$11,599

Easements

Other Comments

None

Condo Fees: \$0
 Condo Fees Include:







Atlantic East Real Estate

Penny Dey
pennyd@atlanticeastre.com

