



Compass Rose
REAL ESTATE

P.O. Box 953 . NANTUCKET, MA 02554



NAREB PROPERTY LISTING

Date 10/10/05 Price \$1,275,000U

Area MIAC Address 115 Somerset Road

Legal Owner Trainor

Map/Parcel 0066/0138 Zoning RC-2 Lot Size 19,810 sf

Outside Shwr No Water Town Sewer Septic Attic Pull Down Basement Crawl Space

Year 1983/1993 Condition Excellent Rooms 9 BR 6 BA 4

Property Description: Great 5 bedroom, 3 bath home in Miacomet with separate 1 bedroom, 1 bath in-law suite and a 2 car garage! Also featuring a 20' X 40' in ground swimming pool.

First Floor: Enter into a large family room/dining room/open kitchen with gas fireplace. Central living room with vaulted ceiling and gas fireplace has lots of light and is flanked by sun decks on each side. Two bedrooms off living room to rear of house share a full bath. Two bedrooms off front hall share a full bath and the master bedroom offers a private bath. A large breezeway off the kitchen functions as a laundry/mud room connecting the two car garage to the house. Kitchen has been recently renovated with blue pearl granite counter tops and island, stainless steel double sink and stainless bar sink in island, new solid wood cupboards with baked on Thermo foil finish for easy care and an Advantium high tech Microwave. Lawn has irrigation system.

Second Floor: Above the two car garage is a very nice separate "in-law" suite with private bath.

Important Note: A new 6 bedroom septic system has recently been installed in the front yard. The garbage disposal will need to be removed to comply with title 5 certification. The "in-law" suite above the garage is not considered a "second dwelling" and the two burner cook top should be removed to comply with zoning. The tool shed and child's play house will not transfer with the sale of said property and will be removed prior to closing.

A Compass Rose Co-Exclusive Listing

Deck Yes Yard Yes Garage / Barn 2 Car Garage Parking Ample View Residential

Insulation Yes Storms/Screens Yes Heat Oil DHW Oil Cable TV Yes

Foundation Cement Block Lead Paint No UFFI No Floor Oak, Tile & Carpet Fireplace 2 Gas Fireplaces

Appliances: Stove GE gas Refrigerator GE Dishwasher Bosch Disposal No Washer GE Dryer GE

2006 Assessments: Land \$455,700 Buildings \$351,900 Total \$807,600 2006 Taxes \$1,428

Easements/Restriction/Covenants/Condominium: 3 M deed restrictions apply

Compass Rose agent is: Cynthia Sadler Lenhart Work 508-325-5500 Home 508-228-3749 Co-broke Commission : 2%

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