



Compass Rose
REAL ESTATE

P.O. Box 953 . NANTUCKET, MA 02554

NAREB PROPERTY LISTING

Date May 24, 2006 Price \$1,750,000.

Area West of Town Address 5 Meadow Lane

Legal Owner Claire O'Keeffe, etal

Map/Parcel 0041/ 444 Zoning R2 Lot Size 14,588 sq ft.

Water town Sewer town Attic no Basement crawl space

Year 1974 Condition very good Rooms 8 BR 4 BA 2 full

Property Description: *Traditional cape style home located just at the western edge of Nantucket town. It's a peaceful setting convenient to Cliff area beaches. The four bedrooms, living room, dining room and eat in kitchen are surprisingly spacious and comfortable. Large lawn offers ample room for expansion or future garage. The immediate neighborhood is in transition with large fabulous homes replacing smaller original cottages. A good investment as town sprawls outward. Perfect for year round living or a summer retreat.*

Layout: *First Floor: Living room, sunny dining room, eat in kitchen, laundry/ mud room, two bedrooms and one full bath. Second Floor: Two large bedrooms share a full bath. Large closet off the hall with access to attic crawl space.*

A Compass Rose Exclusive Listing

Deck no Yard Large Garage / Barn no Parking plenty View residential

Insulation yes Storms/Screens yes Heat electric DHW electric Cable TV yes

Foundation block Lead Paint no UFFI no Floor carpet / linoleum / tile Fireplace no

Appliances: Stove Kenmore cook top Oven Maytag double oven Refrigerator Kenmore

Dish Washer Kenmore Disposal yes Washer Kenmore Dryer Kenmore

2006 Assessments: Land \$699,300 Buildings \$289,100 Total \$988,400 2006 Taxes \$2,883.02

Easements/Restriction/Covenants/Condominium: None Known

Compass Rose agent is: Cynthia Sadler Lenhart, Work 325-5500 Home 228-3749 Cell 508-325-1648

Co-broke Commission : 2.5%

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

