

Date **January 22, 2009** Price \$ **1,550,000 (F)**

Area **Sconset** Address **7 Jackson Street**

Map/Parcel **7313/58**

Legal Owner **Geraldine Roos Trust**

Rooms : **3 BR 2 B 2 ½ B 0** Zoning **R1**

Rebuilt

Outside Shower **Yes** Year **2005** Basement **no**

Lot Size (AC) **.15+** Lot Size (SF) **7,755**

Water **town** Sewer **septic** # BR **3**

Condition **excellent** Garage **1 car**

Cert. Of Title **21172**

Cert. **17449** Plan Cert. **42284A**



Property Description : 2009 Assessments : Land 892,600 Buildings 448,500 Total 1,341,100 Taxes 3,804.20

Cottage : Open Living/Dining & Kitchen area with cathedral ceilings, Sun porch off the living room, Laundry area, Guest bedroom, Guest bath with tiled floor, Master bedroom with french doors leading out to a deck, Master bath with tiled floor.

Studio: Open room (12x16) with powder room

Deck/Porch/Patio **deck, porch, patio** Yard **yes** Lead Paint **no** Foundation **piers** Floors **pine & tile**

Heat **electric** DHW **electric** Appliances : S **yes** R **yes** DW **yes** Disp **no** W **yes** D **yes** Cable **yes**

Insulation **yes** Storms/Screens **yes** Fireplace **yes gas** Wood Stove **no** Irrigation **yes**

Easements/Restrictions/Covenants/Condo **Nantucket Conservation Commission (order of conditions) & Mass. Dep**

Comments : Cute & Cozy Cottage with the beach across the street ! Lovely ocean views and a short stroll to the Sconset market. Excellent rental history ! Rents for \$ 4,500 per wk, rented for 10 weeks. Allowable ground cover left to build is 792 sf. The cottage has central air.

Information contained herein is believed to be reliable but not guaranteed

Listing Office **Bamber Real Estate** Listing Agent **Ron Bamber** Commission Co - **Broke** 2 ½ %

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