

Date **March 2011** Price (F) **\$1,599,300**
 Area **Madequecham** Address **18 Madequecham Valley Road**
 Map/Parcel **89/15** Zoning **LUG3**
 Legal Owner **18 Madequecham Valley Road NT**
 Rooms **5** BR **2** BA **1** 1/2 BA **1**
 Outside Shwr **Yes** Water **Well** Sewer **Septic**
 Year **1969/1987** Condition **Fair** Lot Size **2.09 Acres**
 Deed **21133** Plan **14990-E** Lot # **5**
 Attic **No** Basement **No**



Property Description:

Open living room, dining area, kitchen. One and 1/2 bathrooms. Loft area. Two bedrooms.

Deck/Porch/Patio **Deck** Yard **Yes** Garage **No** Parking **Yes** Views **Ocean** Insulation **No**
 Storms/Screens **No** Heat **None** DHW **Electric** UFFI **?** Foundation **Piers** Lead Paint **?**
 Floors **Wood, Carpet, Vinyl** Woodstove **Gas** Appliances (E/G): S **Electric** R **Yes** DW **Yes** Disp **No**
 Washer **Yes** Dryer (E/G) **Yes** CATV **Satellite** A/C **No** Irrigation **No** Other

2011 Assessments: Land **\$1,599,300** Buildings **\$181,200** Total **\$1,780,500** 2011 Taxes **\$6,374.19**

Easements/Restriction/Covenants/Condominium: **Refer to deed. Town assessor shows property area as 2.9 acres. May, 2011 survey shows area as 2.09 (builder's) acres (83,986 sq ft) to mean high water line, with 1.8 (builder's) acres 72,275 sq ft) of upland (to the top of the bank).**

Comments: **Two bedroom, one and a half bath summer cottage with loft area, two decks and an outdoor shower features 200' of private oceanfront beach with private stairs on the south shore at Madequecham. Room for expansion on the property. Enjoy the natural beauty of your own beach, fish, swim, relax and watch the moon rise over the ocean from this great island retreat.**

Atlantic East Nantucket Listing agent is: **Jane Miller**

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



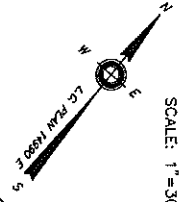
Atlantic East
NANTUCKET REAL ESTATE

508-228-7707

5 North Water Street
 Nantucket, MA 02554
www.NantucketRealEstate.com



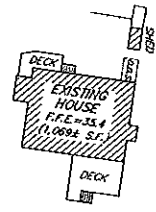
PLAN:
SCALE: 1" = 30'



MADAQUECHAM
(A.K.A. KNOWN AS MEWEEDEE AVENUE - 40' WIDE)
S. 82°14'45" E
200.00'

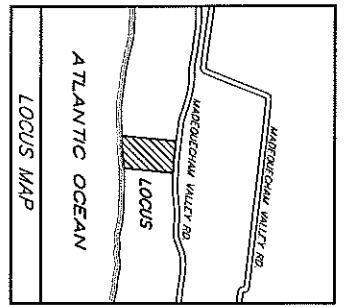
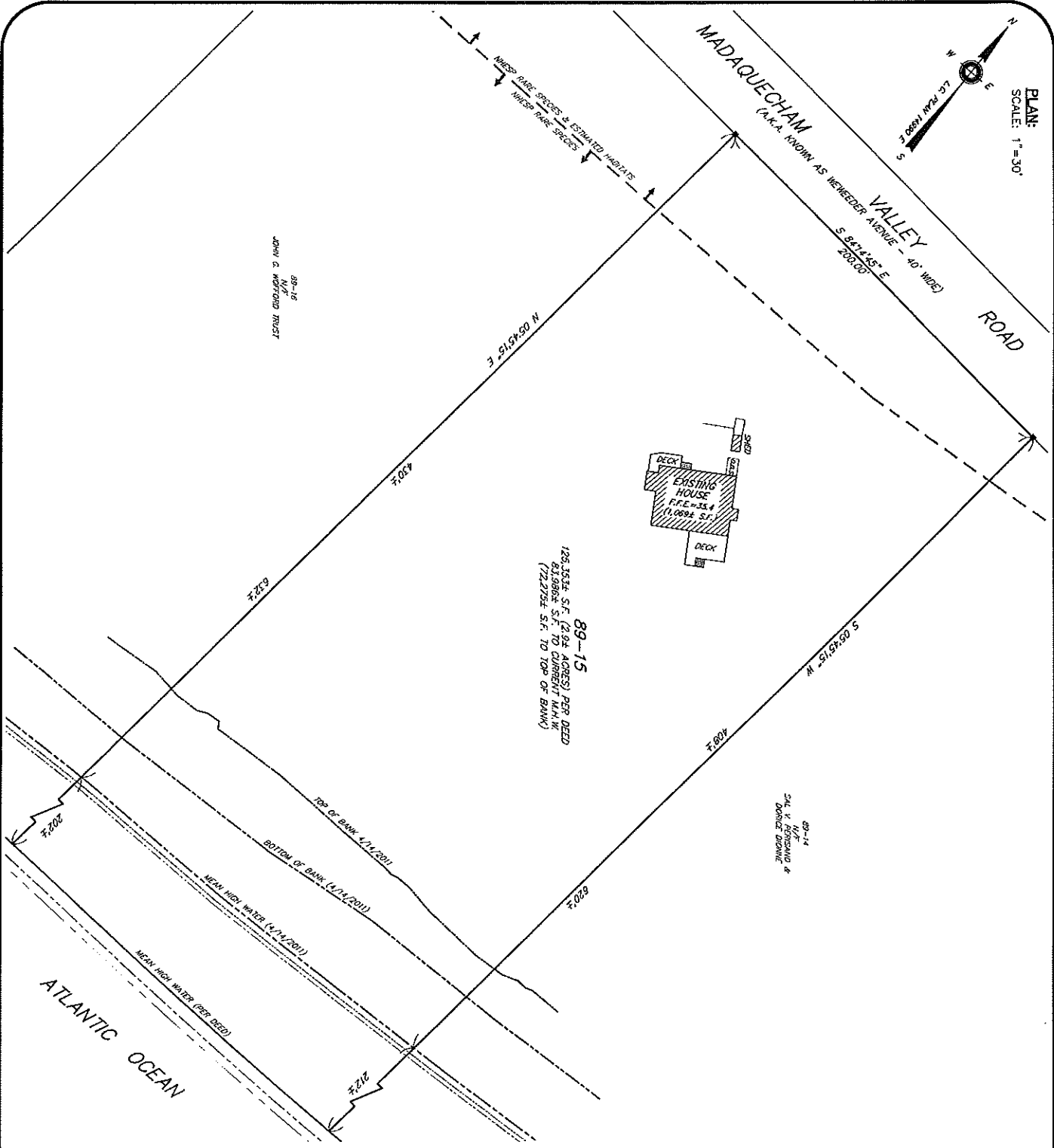
VALLEY ROAD

N. 05°45'15" E
430.7'




89-15
126,351.4 S.F. (2.84 ACRES) PER DEED
83,986.6 S.F. TO CURRENT M.A.M.K.
(72,275.6 S.F. TO TOP OF BANK)

89-14
N.Y. PENNING &
DONALD BROWN



NOTES

1. LOCUS SHOWN AS PARCEL 15 ON NANTUCKET ASSESSORS MAP 89
2. DEED REFERENCE: DEED BOOK 108131 PAGE 285
3. PLAN REFERENCE: L.C. PLAN 14890 E (DATED: OCT. 1968)
4. LOCUS FALLS ENTIRELY WITHIN A NATURAL SENSITIVE ZONE AND IS A PART OF THE NANTUCKET STATE PARK. THE BOUNDARY OF ESTIMATED HABITATS PER THE APRIL 2011 MAPPING.

Prepared By:

 Engineering - Surveying
 Environmental - Permitting
 19 Old South Road, P. O. Box 3525
 Nantucket, MA 02584
 Phone: 508-325-0044 Fax: 508-633-2282

EXISTING CONDITIONS PLAN
 IN NANTUCKET, MA
 Prepared For:
 JOHN M. & JANET B. DALY
 18 MADAQUECHAM VALLEY ROAD
 MAP 89 PARCEL 15
 Date: MAY 2, 2011
 Drawn: M. J. CHANDLER BY: A.B.T.
 Checked: T. M. CHANDLER
 Scale: 1" = 30'
 Drawing Number: 18-00000000-0000

89-16
N.Y.
JOHN & MARIANNA MUSTI