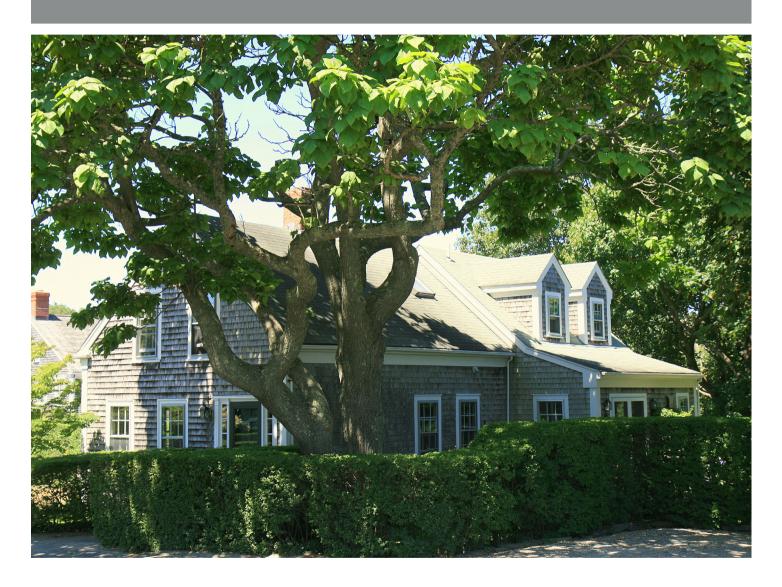
# 26 Prospect Street

\$1,300,000

HISTORIC ANTIQUE HOME
MOMENTS TO TOWN
3 REDROOMS AND 15 RATHS



EXCLUSIVELY LISTED BY

### **Judy Waters**

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### 26 Prospect Street





















### 26 Prospect Street \$1,300,000



## BROKER ASSOCIATE Judy Waters

Phone: 508-228-4407 Mobile: 508-274-4488 Judy@fishernantucket.com

Property Type	Single Family	
Total Rooms	8	
Total Beds	3	
Total Baths	1 full, 1 half	
Water frontage	None	
Water views	None	
2nd Dwelling	None	
Zoning	ROH/SOH	
Lot Size	5,005 sq. feet	
Total GLA	1,758 sq. feet	
Year Built	1850 (Ren. 1987)	
Water/Sewer	Town / Town	
2017 Assess.	\$1,192,800	
Land Assess.	\$637,600	
Building Assess.	\$555,200	
Est. Taxes:	\$2,850.11	

### Parcel/Property Information

Мар	55.44
Parcel	92
Plan	Plan File 41-E
Deed Ref.	Bk 393 Pg 79
Lot #	1
Sub Area	_
Other Views	Residential



With classic Quaker lines and tastefully integrated conveniences, this historic 1850 antique home exudes the charm and character of old Nantucket while enjoying comfortable island style living. Meander into Town along some of Nantucket's prettiest streets and savor fine dining and distinctive shops and galleries. The first floor features a Kitchen with a professional 6 burner Vulcan stove, and a breakfast bar; Family room with wood stove; Powder room; Dining room; Office/ Library; and Living Room. Use either the front or back stairs to reach the three bedrooms, full bath and laundry on the second floor. A pretty back yard is the perfect place to relax under the shade of a specimen Catalpa tree. Incredible opportunity to own a piece of Nantucket history with endless possibilities.... your visions for this property stand to be handsomely rewarded!

First Floor: Cook's kitchen with Vulcan professional 6 burner stove. The kitchen is open to a Family room with wood stove and back stairway to the Master bedroom. A powder room is just off the Family room. A separate Dining room is adjacent to a Den/Library. A comfortable Living room is tucked away at the front of the house.

**Second Floor:** Master bedroom is accessed from a back stairway. Full bath with tub and shower. Laundry, and two additional guest bedrooms have access from the front stairway.

**Basement:** Partial - outside access through bulkhead

#### **Dwelling**

Primary Dwelling Rooms 8 Bdrm 3 Baths 1.5 GLA 1,758 sq. ft

#### **Property Information**

Furnished	Un-Furnished	Yard	Yes
First Floor Beds	0	Parking	Off-Street
Second Floor Beds	3	Lead Paint	Unknown
Basement	Partial	Other Structures	None
Fireplaces	Wood Stove	Stove	Vulcan 6
Floors	Wood	Stove	Burner
Heat	Oil\FHA	Defidence	
Outdoor/Recreation	Garden	Refrigerator	Amana
Features	Wood Stove,	Dishwasher	Bosch
	Outdoor Shower	Washer/Dryer	Yes/Yes
Foundation	Stone	TV Service	Cable

**Easements** See Bk 289 Pg 130 - Driveway easement (fence has been removed-no longer applicable)

#### fishernantucket.com

508-228-4407

21 Main Street, Nantucket, MA



