

26 Prospect Street

\$1,300,000

HISTORIC ANTIQUE HOME
MOMENTS TO TOWN
3 BEDROOMS AND 1.5 BATHS



EXCLUSIVELY LISTED BY

Judy Waters

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BROKER ASSOCIATE

Judy Waters

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| | |
|-------------------------|------------------|
| 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

| | |
|--------------------|----------------|
| Map | 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 Burner |
| Floors | Wood | Refrigerator | Amana |
| Heat | Oil\FHA | Dishwasher | Bosch |
| Outdoor/Recreation | Garden | Washer/Dryer | Yes/Yes |
| Features | Wood Stove, Outdoor Shower | TV Service | Cable |
| Foundation | Stone | | |

Easements See Bk 289 Pg 130 - Driveway easement (fence has been removed-no longer applicable)

