



JEWEL OF BRANT POINT

The house was thoughtfully designed by Andrew Kotchen with flawless exterior lines and a light and airy interior that is great for entertaining. The house was built with the highest quality of craftsmanship and materials and has sophisticated moldings and recessed lighting throughout. Located on a well manicured, elevated lot with lots of outdoor living including a front wrap around porch and a back brick patio with a pergola. The house has great flow and is in excellent condition. It is currently 3 bedrooms, 2.5 baths, but could easily be converted into 4 bedrooms, 3.5 baths.

Offered furnished. Must see!

Listing Agent: *Dalton T. Frazier* and *J Pepper Frazier II*

Price: \$3,100,000

Address: 10 East Lincoln

Seller: Knight Metal Trusses

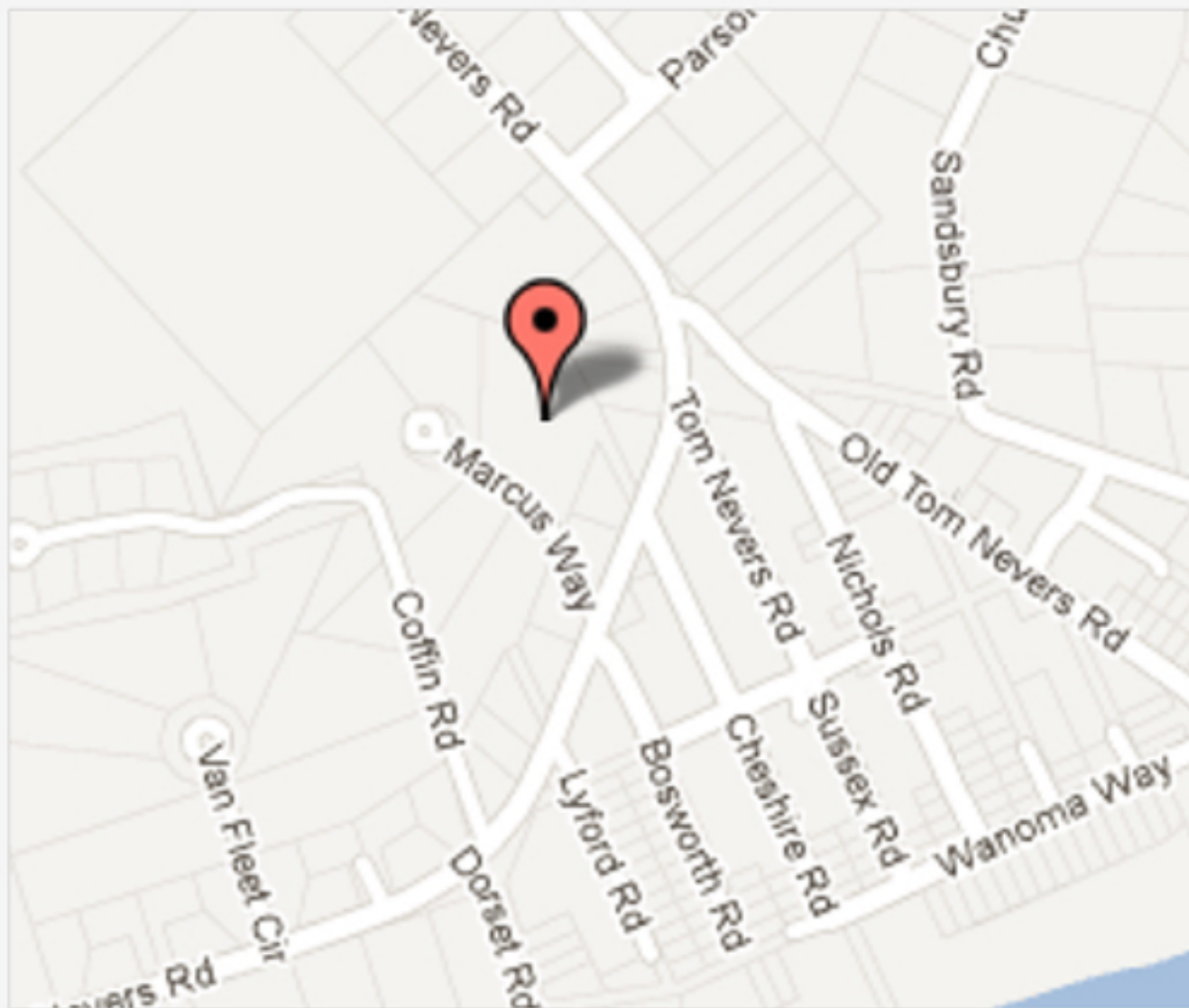
Area: Brant Point
Year Built: 2000
Furnished: Yes
Condition: Excellent
No. of Rooms: 7
No. of Bedrooms: 3
No. of Baths: 2.5
Lotsize(acres): .12

1st Floor: Enter into a spacious living room centered on a custom stone fireplace with a built-in mantle. Built-in bookshelves and cabinets symmetrically flank each side of the fireplace. The living room graciously flows into the Gourmet's kitchen, which features a large center island with built-in gas cook top. Granite counters, tiled back splash, tons of cabinets, and coffered ceilings with recessed wainscoting and trim. The mudroom with a built-in seat and half bath is off the kitchen. The kitchen leads to the back dining room and den area which are visually separated by two faux ceiling beams with intricate trim details. The dining room and den seamlessly lead to the back patio through French doors. There are also storage closets, utility closet and laundry on the first floor.

2nd Floor: Stairs with wainscoting and built-in window seat midway lead to the second floor. The front of the house has the spacious master bedroom with walk-in closet, large bath with glassed in shower and marble vanity, ceiling fan and deck overlooking East Lincoln Avenue and peek-a-boo water views. On the other side of the master bedroom in the hallway is a ship's ladder that leads to the roof walk which has great views of Nantucket Harbor and Sound. Opposite the ship's ladder is linen closet. Midway along the hall is a guest bedroom. Farther down the hall is a large bath with glassed in tub/shower. At the end of the hall is the back master bedroom with a private sitting area. There are 2 hall closets.

Lower level / Basement: Crawl space.

Attic/ 3rd Floor: Storage shed that architecturally blends with the house.



Taxes & Assessed Value

Construction Year: 2012
Land: \$1,500,000
Bldgs: \$1,070,800
Total: \$2,570,800
Approx Taxes: \$9,203.46

Property Details

Zoning: R1/SR1
Water: Town
Sewer: Town
Map: 4241
Parcel: 48
Deed/Cert No.: 642/0001
Plan: 55-W
View: Distant Harbor

Amenities

Outdoor Shower: Yes
Deck/Porch/Patio: Yes
Yard: Side
Parking: Yes
Heat: Gas/FHA
DHW: Gas
Insulation: Yes
Foundation: Poured
Storms/Screens: Yes
Lead Paint: No
UFFI: No
Floors: Reclaimed Antique Oak
No. of Fireplaces: One
Woodstove: No
Stove: Thermador
Refrigerator: Sub Zero
DW: Bosch
Washer: Maytag
Dryer: Maytag
Disposal: Yes
Cable: Yes

Other: Alarm, Central, A/C, Irrigation

