

10.8.07

In 1831 Henry Coffin, prosperous whale oil merchant, commissioned master mason, Christopher Capen, to construct 75 Main Street. It is one of the very first brick residences constructed on Main Street and remains in much its original state, on an extraordinarily large lot by Residential Old Historic District standards. This property has never been transferred outside the Coffin family and awaits a restoration-minded owner to carry on the stewardship of this important monument of Nantucket's beloved history.

<b>\$5,800,000</b>		<b>Unfurnished</b>		<b>75 Main Street</b>		<b>Carlisle</b>	
<b>AREA</b>	Town	<b>OUTDOOR SHOWER</b>	No	<b>MAP</b>	4231	<b>PARCEL</b>	56
<b>YEAR BUILT</b>	1834	<b>LOT SIZE ACRES</b>	.30	<b>ZONING</b>	ROH		
<b>#ROOMS</b>	12+	<b>LOT SIZE SF</b>	13,276	<b>DEED</b>	615/0016		
<b>#BEDROOMS</b>	6	<b>WATER</b>	Town	<b>PLAN</b>	N/A		
<b>#BATHS</b>	2 full & 1 half	<b>SEWER</b>	Town	<b>LOT #</b>	N/A		
				<b>VIEW</b>	Historic Main Street Residences		

**Bsmt.** The basement houses multiple storage rooms, the oil tank and furnace, the old summer kitchen, and laundry facilities. Wide stair access to and from the east side yard makes storing bikes and outdoor equipment very easy.

**1st Fl.** Granite stairs to a grand foyer with original, curved stairway to the second floor. To the left is a double parlor, with identical black marble fireplaces imported from France, inset interior shutters, and dividing pocket doors between the two parlors. To the right of the foyer is a third front parlor, divided by pocket doors again from the rear dining room. All four rooms have original gas chandeliers and black marble fireplaces. The kitchen is situated to the rear of the dining room, with a side door to the east side yard. This was installed in the late 1950's when basement "summer kitchen" use became more obsolete. A rear sitting room with fireplace, back stairs, china closet with sink, and rear access to the porch overlooking yard complete 1st floor layout.

**2nd Fl.** Two spacious front bedrooms overlooking Main Street each have a fireplace and closet. A full bath with tub, shower, and pedestal sink sits in the middle bay between the two front rooms. A third, east facing bedroom with fireplace and adjoining full bath is situated off the hall, as is the fourth bedroom, with its own fireplace. The rear hall has a small bath with sink and shower, a marble sink and vanity, and a door leading to a deck overlooking the private back yard and glorious maple tree. Two small back bedrooms, a rear staircase, and proper access to a museum-quality attic & cupola with rooftop views complete the 2nd fl. layout.

**Other** The house has original wood flooring, approximately 10 feet of ceiling height on the 1st and 2nd floors, and much history and original detail, highlighted in our brochure. The garden offers a partial brick woodshed and separate wood shop, both fronting on Liberty Street. Significant allowable ground cover remains for expansion, with permission from the HDC and other necessary Town Depts.

<b>Deck/Porch/Patio</b>	Deck/Porch	<b>Insulation</b>	Probably Not	<b>Fireplaces</b>	10	<b>Irrigation</b>	Yes
<b>Yard</b>	Yes - Spacious	<b>Storms/Screens</b>	No/Some	<b>Woodstove</b>	No	<b>Dryer</b>	No
<b>Parking</b>	2 car - Brick	<b>Foundation</b>	Brick/Stone	<b>Stove</b>	Elec	<b>Disposal</b>	Yes
<b>Garage</b>	No	<b>Lead Paint/UFFI</b>	Probably	<b>Refrigerator</b>	Yes	<b>Cable</b>	No
<b>Heat</b>	OHA - 1st Fl	<b>Floors</b>	Wood - Prob all orig	<b>Dishwasher</b>	Yes	<b>Other</b>	
<b>DHW</b>	Oil	<b>Air Conditioning</b>	No	<b>Washer</b>	No		

**Easements, etc.** None Known.

<b>2010 Assessments</b>	<b>Land</b>	\$1,523,800	<b>Buildings</b>	\$5,829,800	<b>Total</b>	\$7,353,600	<b>2010 Taxes</b>	18,295.14
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**Listing Agent:** Nicole Bousquet [nicole@windwalkerrealestate.com](mailto:nicole@windwalkerrealestate.com)  
 Jeanne Hicks [jeanne@windwalkerrealestate.com](mailto:jeanne@windwalkerrealestate.com)

Windwalker Real Estate 12 Oak Street Nantucket, MA 02554 p. 508.228.9117 f. 508.228.9227 [www.windwalkerrealestate.com](http://www.windwalkerrealestate.com)

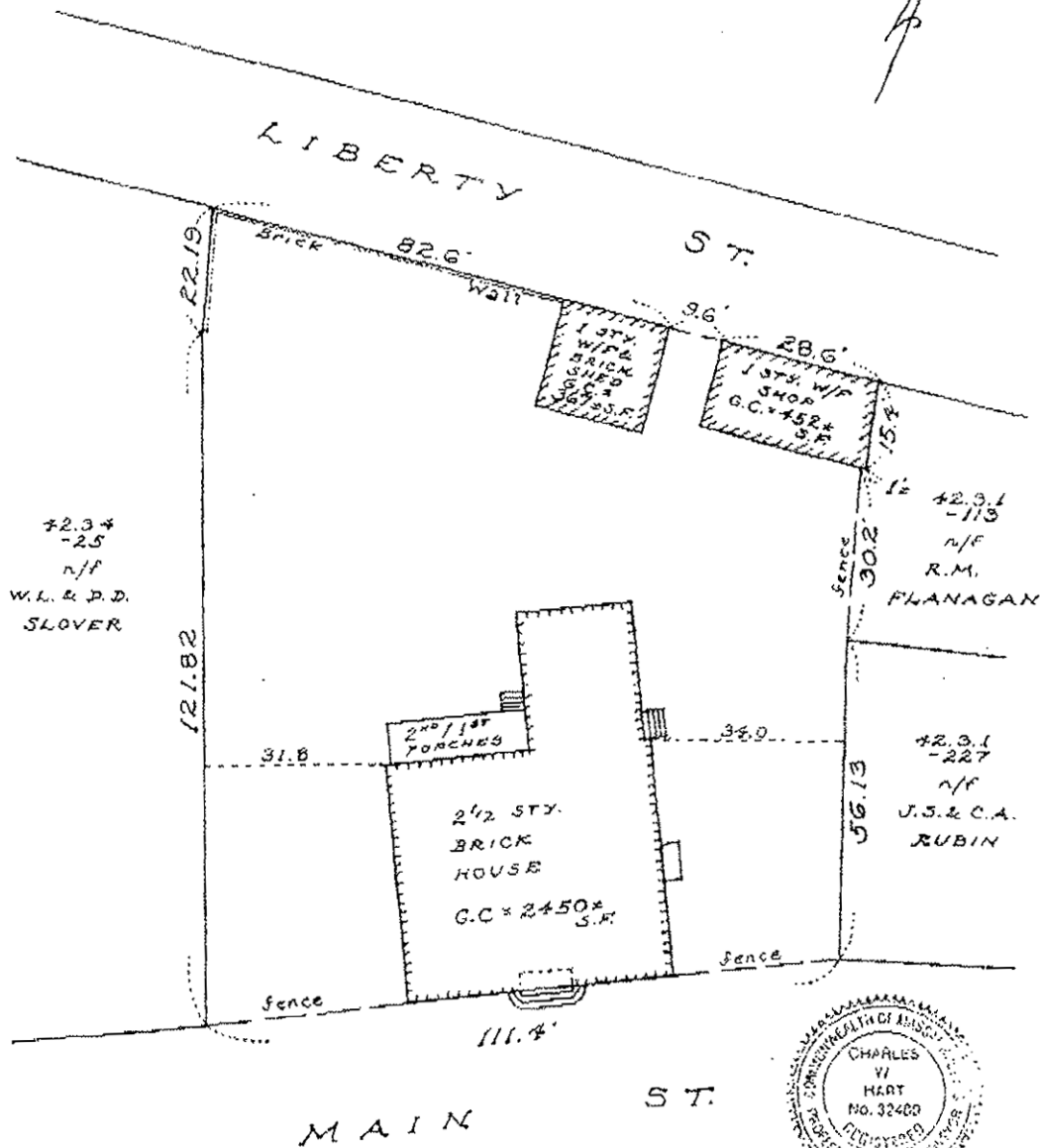
The Information contained herein is believed to be reliable, but is not guaranteed.

ZONING CLASSIFICATION: R-OK

EXISTING:

MIN. AREA: 5,000 S.F.  
MIN. FRONTAGE: 30 FT.  
FRONT YARD S.B.: NONE  
REAR & SIDE S.B.: 5 FT.  
GROUND COVER (%): 50%

13,925 ± S.F. (ENCLOSED BY FENCES,  
WALLS, AND RECORD  
PLANS)  
SEE PLAN



TO: NANTUCKET BANK

### MORTGAGE PLOT PLAN OF LAND IN NANTUCKET, MASS.

I CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PREMISES SHOWN ARE LOCATED IN FLOOD HAZARD ZONE: "G", DELINEATED ON F.I.R.M. / COMMUNITY PANEL NUMBER: 250230-00 77.3, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. EFFECTIVE DATE OF MAPS: JUNE 3, 1986, AND AS PERIODICALLY REVISED.

SCALE: 1" = 25' DATE: 3-16-99  
OWNER: MILES GORGAS CARLISLE, JR. & HENRY COFFIN CARLISLE, JR. (PARCEL TWO)  
DEED: 129-179 PLAN: 75 MAIN  
TAX MAP: 42.3.1-56 LOCUS: ST.

THIS PLOT PLAN WAS PREPARED FOR MORTGAGE PURPOSES ONLY AND IS NOT TO BE CONSIDERED A FULL INSTRUMENT SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT PLAN IS NOT A CERTIFICATION AS TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS OF THE TOWN OF NANTUCKET.

CHARLES W. HART & ASSOCIATES, Inc.  
SANFORD BOAT BUILDING  
49 SPARKS AVENUE  
NANTUCKET, MASS. 02554  
(KAB) 288 8000