

April 2009

Look No Further...this classic Cape Cod style home has it all!!

Inviting open floor plan includes well-appointed kitchen; dining area, livingroom with gas fireplace; first floor master bedroom with bath ensuite and an adjoining study. The second floor boasts two guest bedrooms, full bath and a sitting room with sparkling ocean views. Set on a one + acre lot in Tom Nevers East, this fine home is perfectly designed for summer and year-round living with Pella windows, energy efficient Weil McClaine furnace, 1000 propane tank and an insulated basement.

Kaminsky		Unfurnished		18 Lyons Lane		\$1,295,000	
AREA	Tom Nevers	OUTDOOR SHOWER	Yes	MAP	76	PARCEL	16
YEAR BUILT	2001	LOT SIZE ACRES	1.12A	ZONING	LUG3		
#ROOMS	8	LOT SIZE SF	48,787	DEED	C 6777		
#BEDROOMS	3	WATER	Well	PLAN	5004-32		
#BATHS	2.5	SEWER	Septic	LOT #	684		
				VIEW	Distant Ocean		

Bsmt. Full insulated unfinished basement with vapor barrier in the floor.

1st Fl. Open Kitchen, Dining, Livingroom with gas fireplace; Laundry Room, Powder Room; Master Bedroom with sliders to covered porch; bath (T/S); Study

2nd Fl. Guest Bedroom, Guest Bedroom, BA (T/S), Sitting Room

Other One Car Garage with insulated attic space above

Deck/Porch/Patio	Patio & Porch	Insulation	Yes	Fireplaces	Gas	Irrigation	No
Yard	Yes	Storms/Screens	Screens	Woodstove	No	Dryer	Yes
Parking	Yes	Foundation	PC	Stove	Yes	Disposal	No
Garage	One car	Lead Paint/UFFI	No	Refrigerator	Yes	Cable	Yes
Heat	Gas	Floors	Wood	Dishwasher	Yes	Other	
DHW	Gas	Air Conditioning	No	Washer	Yes		

Easements, etc. See Document # 11571

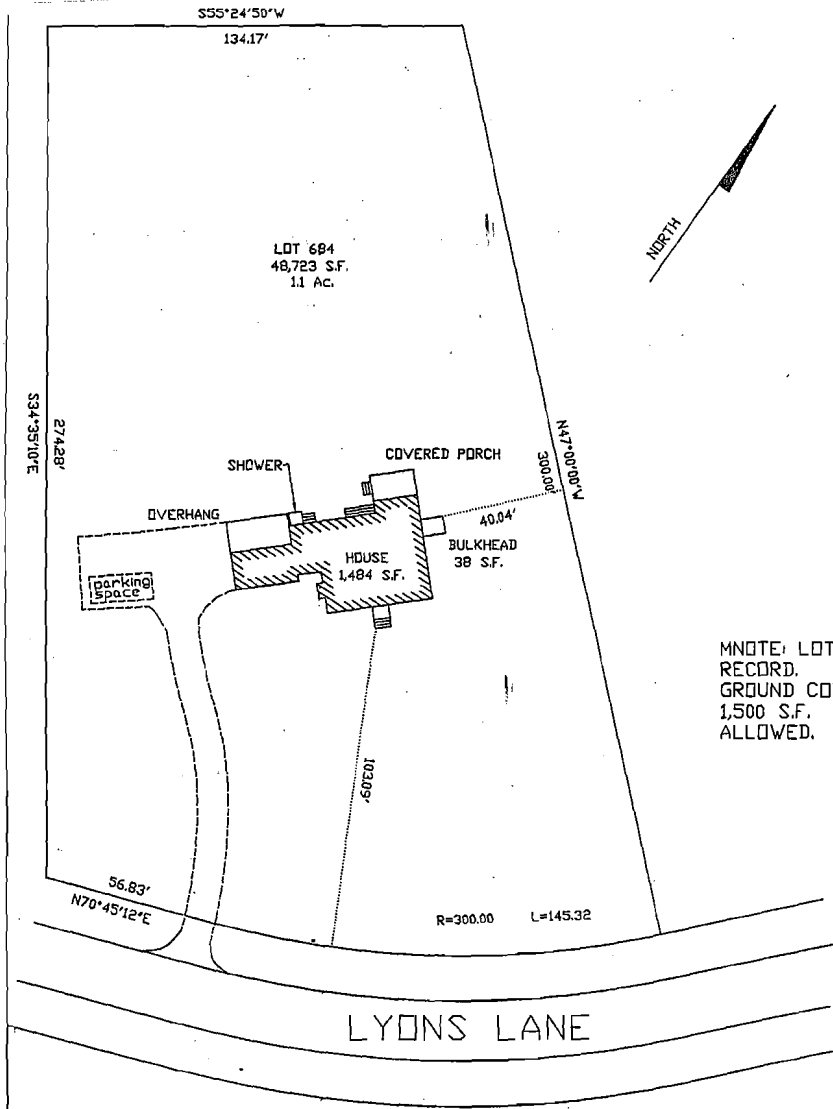
2010 Assessments	Land	\$767,400	Buildings	\$778,600	Total	\$1,546,000	2009 Taxes	\$3214.01
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Listing Agent: Judith P. Waters

www.18lyons.com

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



NOTE: LOT OF RECORD.
GROUND COVER 1,500 S.F. ALLOWED.

APPROVED

NANTUCKET BUILDING DEPT.

DATE: 6/26/01
[Signature]

THE STRUCTURES ARE LOCATED AS SHOWN

[Signature]
JOHN J. SHUGRUE, PLS
DATE: JUNE 14, 2001



ZONING: LUG-3
MINIMUM LOT SIZE: 120,000 S.F.
MINIMUM FRONTAGE: 200 FT
FRONT YARD SETBACK: 35 FT
REAR & SIDE SETBACK: 20 FT
GROUND COVER RATIO: 3%

PLOT PLAN OF LAND IN NANTUCKET, MA

SCALE: 1" = 40'

DATE: JUNE 14, 2001

JOHN J. SHUGRUE, INC.
57 OLD SOUTH ROAD
NANTUCKET, MA 02554

FOR: FRANK & ANNE KAMINSKY