



Lee Real Estate Exclusive Listing

4 Sparks Avenue

Two for One!

Two adorable, two bedroom cottages on a spacious 11,100 sf lot. A perfect solution for employee housing or live in one and rent the other! Centrally located to schools, shops, and businesses. This is a fabulous opportunity for investors or a first time home buyer!

\$785,000

Glowacki

MIDI

Date	4/5/2007	Year	1950/1980	View	Residential
Map/Parcel	55/191	Condition	Good	Yard	Yes
Zoning	R10	Rooms	4/3	Deck/ Patio	Patio
Lotsize	11,100 sf	Bed	2/2	Parking	3+
Plan	Pl 15, pg 27	Bath	1/1	Garage	No
Deed/Cert.	883/338	1/2 Bath	0	Attic	Crawl
Lot	1	Furn	U	Basement	Block/Crawl

Cottage A: Built around 1950. Basement has a block foundation with partial cellar housing hot water heater and furnace. 1st Floor, Laundry area, eat-in Kitchen; Living Room; Bathroom (T/S); two Bedrooms. Attic is small crawl space. Oil hot water heat.

Cottage B: Built 1980. Block foundation, crawl space. Open Living, Dining, Kitchen area; two Bedrooms; stackable Washer/Dryer; Bathroom (S). Attic is large, accessed by pull down ladder. Electric heat with Rennai heater



Outdr Shower	N	W	Y	Insulation	Some
Storms/Screens	Y	DHW	Electric	Disp	N
FPS	N	DW	N	Water Well	
WDSTV	N	R	Y	Sewer	Sewer
CATV	Y	Heat	OilHW/Electric	Lead Paint	?
Stove (E-G)	E	Floors	Wood, Carpet, Vinyl	UFFI	
D(E-G)E		Foundation	Block	Other	Irrigation system.

Assessment: 20 07 Land \$420,800 Buildings \$310,900 Total \$731,700.00 Taxes \$1,821.93
 Refer to Book 459. Pages 128-129. The cottages share a well.
 Easements/Restrictions/Covenants/Condo:

This compilation is based on information provided by reputable third parties. Lee Real Estate makes no warranties with respect to the information contained herein.

Lee Real Estate
A higher level of service

Listing Agent(s): Meg Ruley 508.825.0118
 Upstairs at 58 Main Street, Nantucket, MA, 02554
 508-325-5800 Fax 508-228-6128 leerealestate.com

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