



**Price: \$2,975,000    Address: 31 Main Street    Area: Sconset    Owner: Tarlov Barbul**

Type: Single Family      Status: Available  
 Map/Parcel: 7331/8      Lot #: 0  
 Zoning: R10/SR10      Lot Size (SF): 15,166  
 Deed: Book: 1414,      Lot Size (A): 0.3500  
           Page 260  
 Wtr Frontage: None      GLA: 3,029  
 Water View: None      Water: Town  
 Other View: Town      Sewer: Town  
 Year Built: 1858      Rooms: 11  
 Remodeled: 2001      Beds/Baths: 5/2  
 Furnished: Un-Furnished  
 Second Dwelling: Potential



A legacy family property in the heart of Sconset village, Laughing Gull (originally Edgemoor, Circa mid-1800's) has been in the same family since 1959. Set on a large privet-lined lot on Main Street, the 5 bedroom home greets visitors with a dramatic wrap around covered porch, ideal for alfresco dining and relaxing with a good book. The beautiful home thoughtfully melds its antique charm and intricate original details with contemporary conveniences that include a fully equipped chefs kitchen, central A/C and updated baths. Additionally, there is a garage/barn with historic significance on the back of the property and ample room for expansion on the lot. Terrific rental history!

**Basement:** Partial new block basement under kitchen addition, accessed by exterior bulkhead doors. Great for storage.

**1st Floor:** Enter from covered front porch through dutch door with multi-paned glass into large living room with high ceilings, multiple windows (including two 50 pane antique corner windows), built in corner benches, coat closet and fireplace. To left of living room proceed through hall with built in bookcases to a sitting/dining room with built in corner hutch and door to covered porch. To right of living room is family room with dry bar leading to large farm kitchen that is any chefs dream. High-end appliances including a Viking stove and Sub Zero refrigerator, farmer's sink, pigment embedded concrete countertops and island with breakfast bar. Sitting area, large dining alcove, walk in butler's pantry and open stairway to second floor. French doors lead to back porch and lawn. Off the kitchen is a laundry/mud room with Maytag Atlantis Washer/Dryer, built in storage closets, shelves and bench, utility sink with exterior door leading to side porch and outdoor shower. Off laundry room is full bath with tiled shower and pedestal sink.

**2nd Floor:** Five bedrooms (two share large walk in closet) and large full bath with beadboard, clawfoot tub, separate walk-in shower, pedestal sink, built-in shelves and large linen closet.

**3rd Floor:** Open stairway leads to full unfinished attic with great opportunity to create finished living space.

**Other Structures:** One car garage/barn has historical significance and awaits new owners creative transformation.

Building Information

First Floor Bedrooms: 0  
 Heating: Gas\FHA  
 Fireplaces: 1  
 Floors: Pine  
 Yard: Large  
 Parking: Yes  
 Foundation: Partial block  
 Lead Paint: Unknown  
 Recreation and Outdoor: Porch  
 Spaces:

Appliances and Other Amenities

Stove: Viking  
 Refrigerator: Sub Zero  
 Dishwasher: Kitchen Aid  
 Washer: Maytag Atlantis  
 Dryer: Maytag Atlantis  
 Tv Service: Cable  
 Amenities: Central A/C, Disposal, Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2013  
 Building Assessment: \$542,000  
 Land Assessment: \$1,242,000  
 Total Assessment: \$1,784,000  
 Estimated Taxes: \$6,387

Condo Fees: \$0  
 Condo Fees Include:

Easements

Other Comments

The Laughing Gull quarterboard, laughing gull decorative emblem in kitchen and two seashell light fixtures are excluded from sale.



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Front exterior

Side/back exterior and outdoor shower

Side exterior/main entrance



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Living room

Living room

Living room with 50 pane antique windows



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Study or dining room



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Family room

Large eat in kitchen

Kitchen



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Kitchen

Butler's Pantry

Front bedroom



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Front bedroom



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Front bedroom



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Side bedroom



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Side bedroom



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Side bedroom



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Back bedroom



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Laundry/mud room leads to first floor full bath



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Laundry/mud room entrance from back porch/outdoor shower



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Pre-existing barn/garage shown on 1909 Sanborn Map



Veranda facing Main Street



Large covered veranda



2014 Laughing Gull - 31 Main Street



1900-1910 "Edgemoor" Courtesy of Nantucket Historical Association



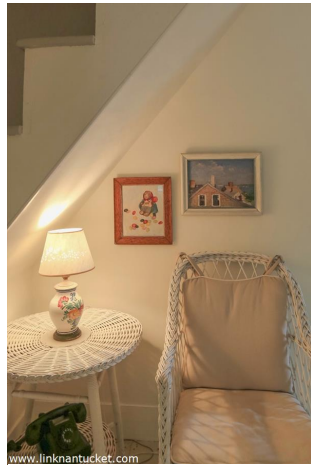
Edgemoor Circa 1890 Courtesy of Nantucket Historical Association





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Stairway



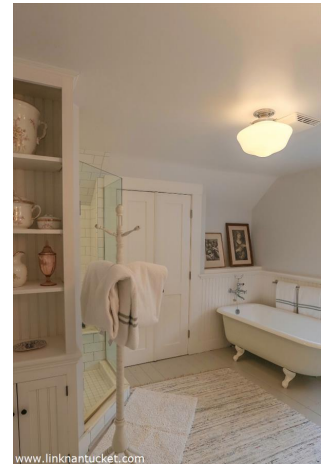
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Telephone nook



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Upstairs hallway



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2nd floor full bathroom



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2nd floor full bathroom



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