





Provincetown, Ma

Provincetown Crown Jewel comes to market!

Unprecedented unparalleled 360* waterviews!

Artists, authors & explorers, over the centuries, are drawn to this protected bountiful harbor: Nauset Tribe, Vikings, Pilgrims, McMillan, Oliver, Clifford, Thoreau... Dappled shimmering sunlight abounds from this 4 bedroom 7800sqft mixed use property. Experience migrating whales, rare birds, Paddleboard, beaches, world class fishing, fine dining and watch sunrise and sunset over the water!

Perfectly suited for large gatherings. Where else can you and 6 or 8 friends dock yachts at your own Deepwater marina!?!

Renovated first floor currently leased by premier nature conservancy group. This is truly a blank canvas as 'Externally Visible Artwork' depicting cultural heritage is encouraged.

Current owners enjoy income from lease, rentals, marina and possible additional 70 moorings. Aggressively priced *below latest square foot waterfront average. If you're seeking one of the Premier waterfront investment properties on the East Coast for business, friends & family to gather, break bread, and create wonderful memories for generations, this is it!

**4 BEDROOMS
2.4 BATHS
7,872 SQ. FT.**



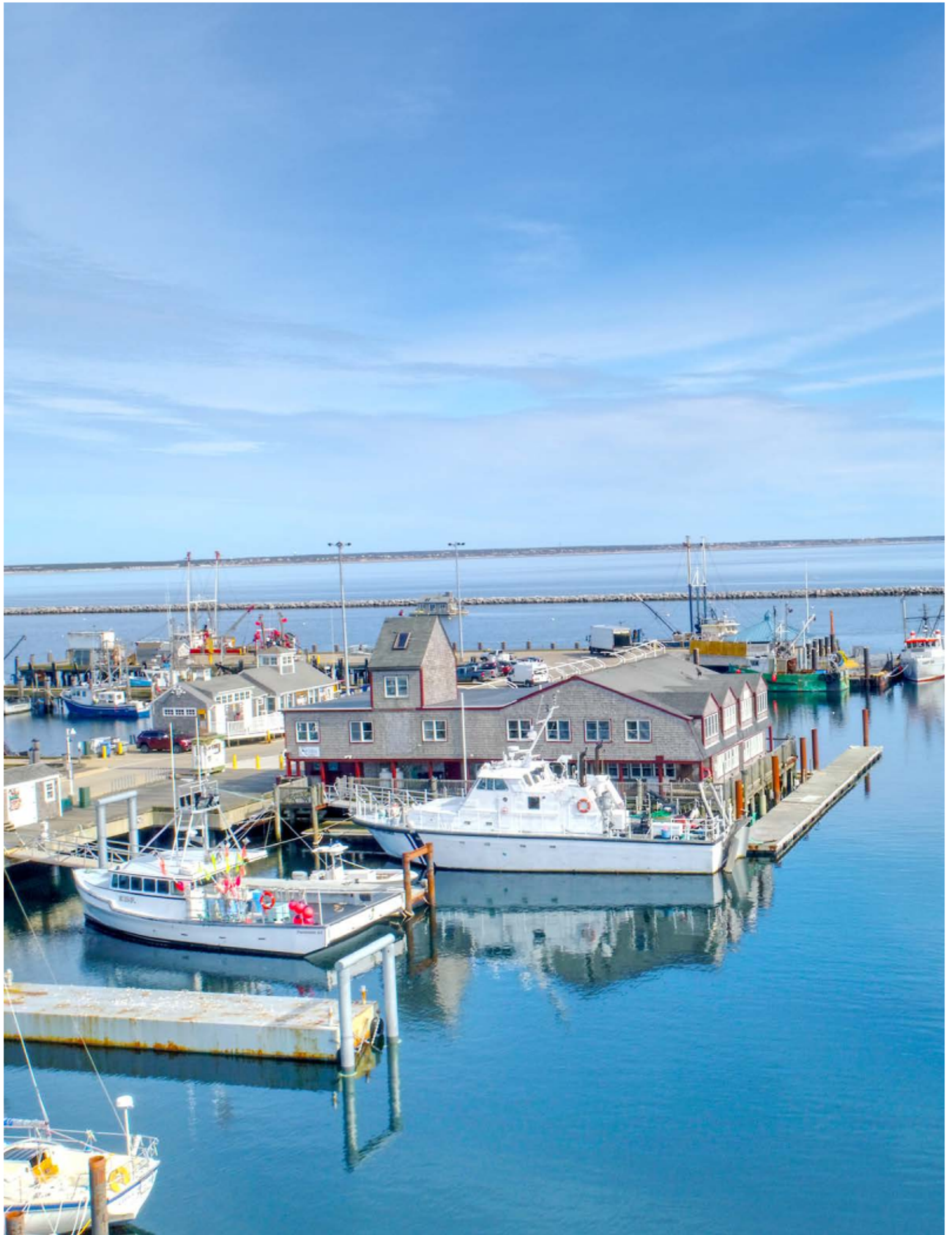














Property Type:	Residential	Prop Subtype:	Single Family Residence
County:	Barnstable	Village:	Provincetown
Town:	Provincetown	Beds:	4
Rooms:	14	Total Finished Space:	7,872
Baths F/H:	2 / 4	Lot Acres:	0.08
Year Built/Desc:	1990 / Approximate	DOM/CDOM:	3 / 3
Tax ID:	11-4-1-0	Annual Taxes/yr:	\$10,015 / 2022
Total Assessment:	\$1,572,300	Building Assessments:	1,172,300
WF/WV:	Yes / Yes	Land Assessments:	0
WB/WBV:	Provincetown Harbor / Provincetown Harbor	Other Assessments:	400,000
WF/WV Type:	Bay/Harbor / Bay/Harbor	Miles to Beach:	0 - .1
Water Access:	Salt	Location Description:	N/A
Leased Land:	No	Special Listing Cond:	None
Property Includes Recording Devices:	No		

Remarks: Provincetown Crown Jewel comes to market! Unprecedented unparalleled 360* waterfronts! Artists, authors & explorers, over the centuries, are drawn to this protected bountiful harbor: Nauset Tribe, Vikings, Pilgrims, McMillan, Oliver, Clifford, Thoreau... Dappled shimmering sunlight abounds from this 4 bedroom 7800sqft mixed use property. Experience migrating whales, rare birds, Paddleboard, beaches, world class fishing, fine dining and watch sunrise and sunset over the water! Perfectly suited for large gatherings. Where else can you and 6 or 8 friends dock yachts at your own Deepwater marina?! Renovated first floor currently leased by premier nature conservancy group. This is truly a blank canvas as 'Externally Visible Artwork' depicting cultural heritage is encouraged. Current owners enjoy income from lease, rentals, marina and possible additional 70 moorings. Aggressively priced *below latest square foot waterfront average. If you're seeking one of the Premier waterfront investment properties on the East Coast for business, friends & family to gather, break bread, and create wonderful memories for generations, this is it! Hurry, will not last.

Directions: Commercial street to MacMillan Wharf. Large Parking lot at beginning of wharf.

Garage:	No	Zoning:	TCC	Renovated:	Yes
Basement:	No	Lot Size SqFt:	3,485	Year Renovated:	2008
Foundation:	Piers	Lot Size Source:	Field Card	Field Card SqFt:	7,872
Irregular:	Yes	Siding:	Shingle	Total Finished Space:	7,872
Year Round:	Yes	Roof:	Asphalt,Flat,Pitched,Other	Beach Ownership:	Public
Title Ref Book:	23182-73	Year Built:	1990	Beach Description:	Bay; Harbor
				Flood Ins Required:	Not Verified
				FEMA Flood Zone:	VE
				Lead Base Paint:	Unknown

Exterior Features: Deck
Street Description: Paved,Public
Convenient To: Conservation Area; Marina; Shopping
Neighborhood Amen: Beach; Conservation Area; Dock; Marina
Appliances: Countertop Range,Dishwasher,Microwave,Refrigerator,Stack Washer/Dryer

Stories:	2	Heating:	Forced Hot Air	Private Pool:	No
Style:	Other	Cooling:	Other	Private Dock:	Yes/ Ch. 91 License,Deep Water,Electric,Floating,Slip,Water
Floors:	Wood	Hot Water:	Tank		
Living/Dining Combo:	No	Hot Water Source:	Natural Gas		
Mass Use Code:	10 - Multiple Use Property	Water:	Town Water		
		Sewer:	Public Sewer		
		Fuel:	Natural Gas		

Room Name	Room Level	Length	Width	Features	Room Name	Room Level	Length	Width	Features
Primary Bedroom	Primary Bedroom Level: Second Floor			View; Flooring: Wood	Laundry Room	Laundry Room Level: Second Floor			
Bedroom 2	Bedroom 2 Level: Second Floor								View; Flooring: Wood
Bedroom 3	Bedroom 3 Level: Second Floor								
Bedroom 4	Bedroom 4 Level: Second Floor								
Dining Room				View; Breakfast Bar; View;					
Kitchen				Countertops: Granite Flooring: Wood					



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