



**60 Port View Rd South Chatham, MA 02659**  
**LP \$499,000 / SP \$475,000**

Great opportunity for a waterview property in Chatham under \$500,000. This home has elevated views of Nantucket Sound, is just a hundred yards from Taylors Pond Landing, and is only 1/2 mile to Cockle Cove beach on Nantucket Sound. Use as is or update/expand to take greater advantage of the views.

<b>Living Area SqFt</b>	1078	<b>Lot Size</b>	8,712sf
<b>Basement/Desc</b>	No /	<b>Foundation</b>	Block
<b>Fireplaces/#</b>	No /	<b>Flooring</b>	Hardwood, Partial Carpet, Vinyl
<b>Interior Features</b>		<b>Equipment/Appliances</b>	
<b>Heating/Cooling</b>	Electric	<b>Water/Sewer/Util</b>	Cesspool, Town Water, Inspection Re
<b>Hot Water</b>	Electric		
<b>Garage/#Cars</b>	No //	<b>Parking</b>	Unpaved Driveway
<b>Pool/Pool Desc</b>	No /	<b>Dock/Dock Desc</b>	No /
<b>Exterior Features</b>	Outdoor Shower, Patio, Private Storage	<b>Ann Assn Fee/Fee Year</b>	/
<b>Street</b>	Paved, Public	<b>Association</b>	No
<b>Convenient To</b>	Bike Path	<b>Beach/Lake/Pond Name</b>	Cockle Cove
<b>Miles to Beach</b>	.3 - .5	<b>Waterview/Desc</b>	Yes / Nantucket Sound
<b>Waterfront/Desc</b>	No /	<b>Taxes/Year</b>	\$1,417 / 2006
<b>Tax ID</b>	4C-31-SM16-0-CHAT		

	<b>Presented By:</b>	<b>Randall D Van Sickle</b>	<b>Chatham Village Realty</b>
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