







	S	Price	Area - Address	Owner	Map/Lot	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$1,400,000	Sconset - 35 King Street	Modisette, Torrey	7342 / 2	1F	0.21	4/2.5	MMD	02/12/10
<p>Sconset Village with Great Expansion Older Sconset home on large lot. Just shy of a double lot - so lots of expansion or second dwelling possible, Lots of nice features to work with. Oak floors throughout. Excellent rental history</p>										
<b>LINK# 71932</b>										
	S	\$2,825,000	Town - 76 West Chester Street	Jones	41 / 1B	1F	0.46	4/3.5	R-20	02/12/10
<p>Idyllic location, this 4 bedroom home was designed by Nantucket Architectural Group in 2006, and completely renovated for upscale living. Abutting 10 acres of Conservation land, the views are protected and pastoral. Located near town and just minutes from the Westmoor Club yet very private. Wrap around covered porch, multiple decks, screened in porch, sensational layout with gourmet kitchen, dining area, large living room and additional family room. Irrigation, central air, this property is wired for sound, inside and out. The complete package.</p>										
<b>LINK# 72084</b>										
	S	\$795,000	Tom Nevers - 23 Dartmouth Street	Libowitz	7642 / 6 -	1F	0.23	3/3	LUG3	02/09/10
<p>Surrounded by a mature privet hedge, this charming sun-filled upside down house offers 3 bedrooms, 3 full baths, a spacious great room with a living room with fireplace, dining area, additional sitting room and a fully equipped kitchen. Private porch off the master bedroom and second floor deck with distant waterviews. Beautifully maintained and nicely landscaped. New roof in 2008 and new heating system in 2007.</p>										
<b>LINK# 72556</b>										
	S	\$1,300,000	Wauwinet - 127 Wauwinet Road	Smith	12 / 21 and	1F	0.10	2/2	R1/SR1	02/16/10
<p>This magical cottage is a sailor's paradise. It's location just a stone's throw from the deeded harbor access and down the sandy lane to Wauwinet Beach and on the way to Great Point where some of the best surf casting in the Northeast takes place. Enjoy the westerly breezes and the views from the roof walk. The deeded beach access is across the street from this delightful two bedroom, two bath cottage.</p>										
<b>LINK# 72939</b>										
	S	\$1,050,000	Town - 5 Plumb Lane	Kelly	4232 / 0	1F	0.03	3/2.5	ROH/S	02/19/10
<p>Lovely antique jewel located on a short, quiet side street in the center of the Historic District, three blocks from Main Street. Generous size rooms and original floors and moldings add to the authenticity of this wonderful in-town property.</p>										
<b>LINK# 73026</b>										
	S	\$5,350,000	Monomoy - 17 Monomoy Road	17 Monomoy Road Nominee	54 /	1F	0.76	5/6.5	LUG1	02/11/10
<p>A most spectacular, new home in desirable Monomoy. Extraordinarily well designed floor plan, superb craftsmanship and the highest quality finished. Amenities include beautiful pool with bluestone patios, hot tub, beautiful gardens, complete gym and roofwalk offering wonderful views of town, harbor and Brant Point.</p>										
<b>LINK# 73250</b>										

Records: 6 \*Listings: 6

**AVERAGE SELLING PRICE: \$2,120,000 \* MEDIAN SELLING PRICE: \$1,350,000 \* AVERAGE DOM: 341**