





























| S | Price | Area - Address | Owner | Map/Pcl | Ty | Acres | Br/Ba | Zone | Last Update |
|--|-----------|-------------------------------------|------------|---------|-----|-------|-------|--------|-------------|
|  | \$288,750 | Surfside - 45 Surfside Road | Bank Owned | 67/14.4 | 1F | 0.18 | 1/5 | RC-2 | 04/10/12 |
| <p>Bank owned- sold in as is condition- Bank of America (BOA) pre-qual letter required on all offers-please allow 2-3 business days for seller response to any offer- Email or call for showing instructions- free appraisal and credit report if financed thru BOA- use you imagination this is a very unique property- RC2 zoning-</p> | | | | | | | | | |
| LINK# 76140 | | | | | | | | | |
|  | \$300,000 | Madaket - 39 South Cambridge Street | Hurd | 593/36 | 1F | 0.13 | 3/2 | R-20 | 04/17/12 |
| <p>Located in Madaket, a quaint beachy village known for spectacular sunsets. This spacious 16' wide townhouse offers 3 bedrooms, 2 baths, 2 decks, new septic, Anderson Windows and vanities. Freshly painted. Close to the South Shore beaches & Smith's Point.</p> | | | | | | | | | |
| LINK# 74926 | | | | | | | | | |
|  | \$375,000 | Mid Island - 25 Youngs Way | Young | 67/688 | L | 0.24 | - | RC-2 | 04/19/12 |
| LINK# 76183 | | | | | | | | | |
|  | \$460,000 | Miacomet - 47 A Appleton Road | Papale | 66/502 | Cnd | 0.51 | 2/1 | RC-2 | 04/13/12 |
| <p>Private half acre property with 2 bedroom house in great condition. Full basement, lots of expansion. Abuts acres of conservation and trails leading to Miacomet Pond and Beach.</p> | | | | | | | | | |
| LINK# 75739 | | | | | | | | | |
|  | \$500,000 | Tom Nevers - 36 Flintlock Road | Wainio | 75/74 | L | 1.29 | - | LUG3 | 04/10/12 |
| <p>1 ¼ acre lot located in Tom Nevers East. Possible second floor water views. Capable of supporting two dwellings. According to local and Mass Title V Septic Regulations, lot would seem capable of supporting a 5 bedroom septic system. Annual \$300 road maintenance fee.</p> | | | | | | | | | |
| LINK# 74444 | | | | | | | | | |
|  | \$525,000 | Mid Island - 11 Cow Pond Lane | Keane | 55/310 | MF | 0.34 | 7/5 | R10/SR | 04/06/12 |
| <p>Spacious duplex on large lot abutting Cow Pond. Lots of privacy yet conveniently located to schools bike path and Town. 2,436 s.f. of living space make this an excellent opportunity to either live in one side and rent the other, form a condominium and sell other half or convert into a large single family home. Seller will replace the carpeting and appliances after closing.</p> | | | | | | | | | |
| LINK# 75165 | | | | | | | | | |

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|  | S | \$549,000 | Miacomet - 47 B Appleton Road | Papale | 66/502 | Cnd | 0.51 | 3/2 | RC-2 | 04/13/12 |
| <p>Private half-acre property with custom 3 bedroom house with stone fireplace, full basement, and lots of privacy. Abuts acres of conservation and trails leading to Miacomet Pond and Beach. The seller is currently submitting plans to the planning board for an ANR (approval not required) sub-division and placing the home in the Nantucket Housing Needs Covenant Program.</p> | | | | | | | | | | |
| LINK# 75738 | | | | | | | | | | |
|  | S | \$584,000 | West of Town - 57 Madaket Road | 57 Madaket LLC | 41/201.2 | 1F | 0.71 | 3/2 | RC-2 | 04/20/12 |
| <p>Three bedroom, two bath home with newly renovated kitchen. Close to Town.</p> | | | | | | | | | | |
| LINK# 76181 | | | | | | | | | | |
|  | S | \$820,000 | Town - 46 North Liberty Street | Feldberg | 41/259 | 1F | 0.13 | 3/2 | R1/SR1 | 04/06/12 |
| <p>A Charming In-Town Home offering several living areas & a lovely private yard. This property is situated on an over sized lot with plenty of room for expansion. Located a short distance to Lily Pond & Downtown. Strong established rental history.</p> | | | | | | | | | | |
| LINK# 75688 | | | | | | | | | | |
|  | S | \$825,000 | Tuckernuck - 0 Tuckernuck | DeBlicek | 95/4.1 | 1F | 4.60 | 3/1 | LUG3 | 04/02/12 |
| LINK# 76190 | | | | | | | | | | |
|  | S | \$875,000 | Naushop - 60 Goldfinch Drive | Phillips, Trustees | 68/679 | 1F | 0.12 | 4/3.5 | R5 | 04/05/12 |
| <p>Very well maintained Naushop house with great, open layout and nice outdoor patio and yard. Three floors of living space and full basement. Up-to-date kitchen, wood floors, central a/c, fireplace, mature landscaping and much more. Plus, community pool and tennis!</p> | | | | | | | | | | |
| LINK# 75312 | | | | | | | | | | |
|  | S | \$875,000 | Cisco - 10 Austin Farm Drive | OConnor(FCL) | 56/368 | 1F | 0.93 | 6/3+ | R-20 | 04/09/12 |
| <p>Private residence in Austin Farms with extensive mature landscaping, farmer's porch, large back deck and stone patio for outdoor enjoyment. Conveniently located between town and the beach, this is a great opportunity for a large family. Plenty of room for a pool if desired! This property has its own generator.</p> | | | | | | | | | | |
| LINK# 76075 | | | | | | | | | | |

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|  | S | \$1,025,000 | Town - 45B Vestal Street | Issadore Etal | 41/591 | 1F | 0.22 | 4/4.5 | R-20 | 04/17/12 |
| <p>Built in 2005 this property offers three floors of living space and 2800 square feet of living space and mature landscaping on a quiet side street right in town. HDC approved plans exist for a 10ft x 28ft pool designed by Mark Lombardi in the back yard. The property offers: central A/C, a gourmet kitchen, three living areas, four bedrooms, 4.5 bathrooms. This home will meet the needs of many buyers. Located on Vestal St, a quiet side street steps to Main Street. Excellent rental history.</p> | | | | | | | | | | |
| LINK# 75509 | | | | | | | | | | |
|  | S | \$1,025,000 | Town - 28 New Street | Fontaine | 55/629 | 1F | 0.14 | 4/2.5 | ROH/S | 04/03/12 |
| <p>Priced to SELL! Wonderful in town home built in 2004 with great living space. Open floor plan with custom craftsmanship throughout. Central Air-Conditioning, roof access with views of harbor and moors and off street parking for 2 cars. Professionally landscaped yard, covered porch and back deck offer perfect setting for outdoor entertaining and fun. Excellent rental history.</p> | | | | | | | | | | |
| LINK# 75874 | | | | | | | | | | |
|  | S | \$1,050,000 | Tom Nevers - 4 Van Fleet Circle | Alumbaugh | 91/111 | 1F | 2.76 | 3/2 | LUG3 | 04/11/12 |
| <p>South and south west facing views of the Atlantic Ocean and beautiful sunsets from the wrap-around deck of this tidy, 3-bedroom home. Nearly 3 acres of land with room for expansion or the addition of a second dwelling. Located only a quarter mile from one of the island's most pristine beaches and a few miles from the Village of 'Sconset.</p> | | | | | | | | | | |
| LINK# 74983 | | | | | | | | | | |
|  | S | \$1,062,500 | Mid Island - 35 Pine Crest Drive | Glowacki(FCL) | 68/422 | 1F | 1.23 | 3/3 | RC-2 | 04/17/12 |
| <p>FORECLOSURE</p> | | | | | | | | | | |
| LINK# 76186 | | | | | | | | | | |
|  | S | \$1,105,000 | Mid Island - 19 Pine Crest Drive | Kalman(FCL) | 68/963 | 1F | 0.71 | 5/5.5 | RC-2 | 04/13/12 |
| <p>White gates mark the entrance to Pine Crest Estates. A cherry tree lined road winds around to this private 5 bedroom, 5.5 bath colonial style home on nearly 3/4 acre. More than 4,000 sq ft of living space make this a great family home.</p> | | | | | | | | | | |
| LINK# 76187 | | | | | | | | | | |
|  | S | \$1,595,000 | Town - 4 Beaver Street | Lemberg Son & Daughter | 5514/76 | 1F | 0.10 | 4/4.5 | ROH/S | 04/12/12 |
| <p>THIS IS IT! New construction in the historic core featuring four bedrooms and four and one half baths. Convenient to Main Street, the beach, or the Great Harbor Yacht Club from this well-appointed home. High-end finishes with great attention to detail. Expansive living areas inside and out. Finished shed perfect for remote office. Excellent rental potential.</p> | | | | | | | | | | |
| LINK# 75595 | | | | | | | | | | |

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|  | S | \$1,725,000 | Cliff - 6 Delaney Road | Spears | 41/115 | 1F | 0.42 | 6/3+ | R1/SR1 | 04/17/12 |
| <p>A Diamond in the rough. This spacious Nantucket home sits on a triple sized lot on quiet side street off Cliff Road. The house offers ample space to spread out in with 6 bedroom, a gracious yard and garden, and artists/writers studio w/ attached 1 car garage. The over sized deck off the back of the house is a lovely spot to enjoy the afternoon sun and alfresco dining. An unfinished attic has access to the widow's walk and could be converted into additional living space. There is ample room for expansion of the main house or construction of a second dwelling. Potential for subdivision into 2+ over sized lots.</p> | | | | | | | | | | |
| LINK# 75831 | | | | | | | | | | |
|  | S | \$1,850,000 | Town - 25 Hussey Street | Damours | 4234/54 | 1F | 0.33 | 7/3 | ROH/S | 04/20/12 |
| <p>Historic estate with beautiful trees on over 14,000 square feet in Residential Old Historic Nantucket. Property has much potential for expansion, additions and second dwelling. Long driveway leads to existing garage and shed. Living room with fireplace extends the length of the house. Gardens and grounds are a must see! House has been in family for several generations and well loved.</p> | | | | | | | | | | |
| LINK# 74992 | | | | | | | | | | |
|  | S | \$1,900,000 | Dionis - 6 Eel Point Road | 6 Eel Point Nominee Trust | 40/63 | 1F | 2.02 | 5/4 | LUG2 | 04/25/12 |
| <p>Located on two private acres surrounded by conservation land, this beautifully designed five bedroom home boasts custom details throughout. The expansive yard provides tons of space for fabulous outdoor entertaining and provides the option for future guest cottage and pool. Enjoy sparkling views of Nantucket Sound from your second floor deck. Conveniently located close to north shore beaches, town and conservation trails.</p> | | | | | | | | | | |
| LINK# 74186 | | | | | | | | | | |
|  | S | \$2,250,000 | Polpis - 78 Polpis Road | Perry Charitable Remainder | 44/257 | 1F | 1.05 | 3/3.5 | LUG1 | 04/13/12 |
| <p>Surrounded by 60 acres of Conservation Land, this property has first and second floor panoramic views of the Harbor, Great Point and the moors. Included in the sale are HDC approved Lyman Perry plans for a four bedroom main house and two bedroom cottage. Septic design for alternative system for 6 bedrooms. Potential for a pool and/or tennis court.</p> | | | | | | | | | | |
| LINK# 74677 | | | | | | | | | | |
|  | S | \$2,387,500 | Sconset - 2 Anne's Lane | Jeffrey Lee, Broker/owner | 49/59.1 | 1F | 0.48 | 3/2.5 | SR-20 | 04/10/12 |
| <p>Just one block from 'Sconset beach, this Lyman Perry designed home featured in Coastal Living Magazine is surrounded by beautifully landscaped lawns and gardens, and enjoys sweeping views of Sankaty Lighthouse and 'Sconset Trust conservation land. A large wrap-around covered porch and blue stone patio with pergola offer an additional 1,500 square feet of outdoor living and entertaining areas. Approximately 1,100 square feet of remaining ground cover for addition or 2nd dwelling. Lyman Perry schematic plans for an addition and sketches for detached guest house are included in documents.</p> | | | | | | | | | | |
| LINK# 74145 | | | | | | | | | | |
|  | S | \$2,900,000 | Sconset - 68 Baxter Road | No-Moor NT | 49/47 | 1F | 0.45 | 5/5.5 | SR-20 | 04/10/12 |
| <p>"Rosemoor" A gracious & sunny summer home thoughtfully renovated, keeping the original character and Sconset charm. Rosemoor offers many modern luxuries, high end finishes and fabulous details. Five spacious bedrooms with private baths, a multitude of living spaces, great outdoor living & a large yard. Designed for easy living for 2 or 9 in the summer or off season! Please ask about the special extras.</p> | | | | | | | | | | |
| LINK# 74681 | | | | | | | | | | |

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|  | \$3,140,000 | Town - 8 North Water Street | Rock Input, LLC | 4242/0092. | 1F | 0.16 | 13/11 | CDT | 04/23/12 |
| LINK# 76072 | <p>Exceptionally located on one of the few remaining cobblestone streets in the heart of downtown just 2 blocks from the Harbor and Main Street, this stately Greek Revival home offers a beautifully manicured private yard and garden, water views and existing off-street parking with significant building expansion possibilities. Currently configured as 10 condominiums, ranging from studios to 2 bedrooms, it also has the potential to be a lovely single family home or 2 or more larger luxury condominiums with separate private entrances from both the street and garden. All ten condominiums are owned by one owner and being sold together. The property has a wide variety of possible configurations with excellent rental income possibilities due to its superb downtown location. Originally a one-unit home.</p> | | | | | | | | |
|  | \$3,265,000 | Town - 2 Cliff Road | 2 Cliff Road RT | 4243/19 | 1F | 0.12 | 5/5.5 | ROH/S | 04/13/12 |
| LINK# 74696 | <p>This exquisite antique was originally built in 1767 by Joseph Swain. Meticulously restored windows, mantles and antique pine floors are just some of the features that preserve the integrity of this historic home. One not to be missed! \$153,000 in gross rental income for 2011.</p> | | | | | | | | |
|  | \$6,700,000 | Shawkemo - 18 Rabbit Run Road | Rabbit Run, LLC | 43/176 | 1F | 0.88 | 5/5.5 | LUG3 | 04/13/12 |
| LINK# 74781 | <p>New, extraordinarily well finished home with magnificent views of Nantucket Harbor, town, Coatie and inlet from almost every room as well as pool, patio and porch. Beautiful, custom paneling and moldings throughout and every square foot is done in the best possible quality and taste. This flawless property is just being completed and is the finest new offering on the market.</p> | | | | | | | | |
|  | \$7,747,500 | Shawkemo - 59 Shawkemo Road | ACK1 Realty LLC | 44/130 | 1F | 2.90 | 8/8+ | LUG3 | 04/02/12 |
| LINK# 76076 | <p>Beautiful Polpis compound on three rolling acres, offering water views of Nantucket Harbor, Coatie and Great Point in the distance. Main dwelling is built atop a knoll with pool and pool house down in front, and guest house and tennis court in a protected hollow. The very highest quality finishes available and a nice open floor plan for entertaining and family living.</p> | | | | | | | | |

Records: 28

*Listings: 28

AVERAGE SELLING PRICE: \$1,703,723 * MEDIAN SELLING PRICE: \$1,037,500 * AVERAGE DOM: 205