

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	U \$595,000	Sconset - 73 Baxter Road	Brecker Trust	49/27	1F	0.52	5/4	R-20	07/21/11
<p><b>LINK# 72907</b></p> <p>Classic 1920's 'Sconset Bluff Home with detached garage, beautiful yard and gardens, overlooking the Atlantic, dunes and beach. Property has well maintained and has beautiful, mature landscaping. Common rooms are spacious and open onto wonderful covered porch. Excellent opportunity to renovate existing bluff house or plan for new construction. (Potential buyers should be aware there has been erosion on Sconset's North Bluff).</p>									
	U \$595,000	Hummock Pond - 56 Hummock Pond Road	Julie Fitzgerald, Conservator	56/75	1F	0.85	3/3	R-20	07/20/11
<p><b>LINK# 75113</b></p> <p>A great fixer upper in a lovely area. Not far from Bartlett Farms and Cisco beach. Being Sold As Is.</p>									
	P \$695,000	Town - 20.5 Fair Street	Stellmann	4232/66	1F	0.03	2/1	ROH/S	07/20/11
<p><b>LINK# 75169</b></p> <p>Adorable Antique two bedroom home in the heart of the Old Historic District located on desirable Fair Street. A private front patio with exquisite gardens offers much comfort and delight as you walk through the front gate. This is an ideal location for all who want to enjoy the easy access to Nantucket's Main Street!</p>									
	U \$695,000	Tom Nevers - 9 Ipswich Street	Residential Credit Solutions	7132/247	1F	0.18	3/2	LUG3	07/25/11
<p><b>LINK# 75228</b></p> <p>BANK APPROVED LISTING PRICE. Nicely maintained upside down style home with 3 bedrooms and 2 full baths.</p>									
	P \$795,000	Town - 1 Spring Street	Sylvia ETAL	5514/42	1F	0.13	3/2	ROH/S	07/20/11
<p><b>LINK# 74870</b></p> <p>Tucked away on a lovely side street, this three bedroom, two bath home boasts close proximity to Nantucket harbor and downtown. A separate garage with attached shed complete this charming property.</p>									
	P \$825,000	Tom Nevers - 21 Flintlock Road	Cookenboo	75/88	L	1.20	-	LUG3	07/21/11
<p><b>LINK# 71430</b></p> <p>Desirable Tom Nevers East over 1 acre lot with walking path. Possible second floor views and two dwelling possibilities. Beech trees on property. Well established neighborhood and convenient to 'Sconset Village. Owner lives next door - has 1st &amp; 2nd floor water views. OWNER FINANCING AVAILABLE.</p>									

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	U \$825,000	Town - 54 West Chester Street	Garrison Estate	41/378	1F	0.19	3/2	R-20	07/25/11
<p>Excellent Location: Situated at the pastoral west side of town not far from the Cliff and west end bike paths, this home awaits a creative owner who can do the updates required. One story with attached garage, there are three bedrooms and two full baths. Deck overlooks large back yard.</p>									
<b>LINK# 75074</b>									
	U \$949,500	Town - 22 Vestal Street	Welfeld NT	41/39	1F	0.13	0/1	ROH/S	07/25/11
<p>Quaint cottage on quiet side street in town. Conforming lot for town with potential for a Main house and Guest house of 2500 sf. Beautiful sunny landscaped yard with mature wisteria covered pergola. Existing studio dwelling has open living area with door to rear patio, loft area, kitchenette, and full bath. Adjacent room currently used as storage and sleeping area. Perfect purchase for someone looking to expand over time yet have the ability to live in a charming space in a perfect location for summer living.</p>									
<b>LINK# 74519</b>									
	U \$1,350,000	Brant Point - 29 East Lincoln Avenue	Fitzgerald	4244/14	1F	0.12	3/2	R1/SR1	07/26/11
<p>Quintessential rose covered summer cottage in the heart of Brant Point. Inside it has a bright and open floor plan. Outside, this sweet cottage offers a shed, a large deck for entertaining and a beautiful private yard for all to enjoy. Impressive rental history, and just a stone's throw to Children's Beach and Brant Point dining.</p>									
<b>LINK# 75150</b>									
	U \$1,495,000	Town - 25C Washington Street	Hudson NT	42.32/21.3	1F	0.12	3/2.5	RC	07/26/11
<p>Beautifully designed 3 plus bedroom home in downtown Nantucket with harbor views, and moments to Main Street. This home was built in 2003 and thoughtfully designed with a contemporary flair. The 1st floor living room has a wonderful 3 season room that opens to the outdoors with floor to ceiling screen and barn doors. A must see to appreciate. Excellent rental income history on this property.</p>									
<b>LINK# 74214</b>									
	U \$2,495,000	Sconset - 23 Ocean Avenue	Jones Trust	7331/19	1F	0.09	3/3	ROH/S	07/20/11
<p>BEAUTIFULLY RENOVATED, sets the standard for what a 'Sconset cottage should be: expansive ocean views, wraparound porch, terraced garden with brick seating area. Three bedrooms with baths, indoor/outdoor shower, living room w/fireplace, sitting room, dining room, eat-in kitchen with high end appliances. A few steps from Village and beach.</p>									
<b>LINK# 74234</b>									
	U \$2,589,000	Town - 12 Candle House Lane	Maury	55.44/106	1F	0.14	4/5+	ROH/S	07/22/11
<p>Completely restored in 2007 this historic, in-town home was originally built in the late 1700's. The restoration was masterfully done incorporating the original exterior architectural integrity with every possible convenience on the interior. The lot is oversized affording a patio and yard of generous proportion and there are 4,250 square feet of living space in the house.</p>									
<b>LINK# 72764</b>									

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	U \$2,695,000	Sconset - 24 Burnell Street	Somers	73/2	1F	1.00	3/4.5	R-20	07/24/11
<p>Very private, yet close to Sconset village, this 3 bedroom, 4 and ½ bath home with a garage/studio is sited on an oversized lot of one acre of land. Enjoy beautiful sunset views over the moors, as well as the seclusion afforded by the 13 acres of Conservation land that abuts this property. The huge back yard allows for plenty of room for potential expansion/second dwelling. Excellent rental history. Close to beach, casino and both golf clubs.</p>									
<b>LINK# 75118</b>									
	U \$3,795,000	Sconset - 15 Cottage Avenue	Marks/Olbres	7331/77.3	1F	0.12	5/5.5	ROH/S	07/22/11
<p>Located on a quiet side street in the heart of 'Sconset village, this brand-new custom built home was created with casual summer living in mind. The antique flooring and custom millwork offer the perfect blend of rustic warmth and contemporary design. From a gourmet kitchen with Wolf and Sub-Zero appliances to the wood paneling throughout, the details are stunning! Four sets of French doors and an indoor/outdoor fireplace allow for seamless outdoor enjoyment. All these modern amenities and only steps from charming 'Sconset shops, restaurants, and beaches... this home is for buyers seeking only the best in Nantucket living!</p>									
<b>LINK# 74932</b>									
	U \$5,995,000	Monomoy - 4 Monomoy Road	Ross	55/67	1F	1.75	8/6.5	LUG1	07/25/11
<p>Spectacular views over Nantucket Harbor, nestled in with complete privacy. Main House, Guest House and Garage. Heated Pool, Tennis Court, large yard &amp; gardens complete this beautiful property.</p>									
<b>LINK# 73897</b>									
	P \$7,450,000	Squam - 10,12,14 Squam Road	SLAN LLC	21/45/57/1	L	10.95	-	LUG2	07/20/11
<p>It's All About the View! This rare parcel of almost 11 wooded acres has been in the ownership of one family for decades. The parcel extends over 800 feet from Squam Road to an extremely high elevation that, from grade level, affords panoramic views over Sesachacha Pond, Sankaty Light and the Atlantic Ocean. A simple summer cottage occupies the middle lot of this recent three parcel sub-division. This is the perfect opportunity to build your compound with pool and tennis court on an incredibly private site.</p>									
<b>LINK# 73237</b>									

Records: 16

\*Listings: 16

(Note: Statistics do not include Off Market Listings)

**AVERAGE ASKING PRICE: \$2,114,906 \* MEDIAN ASKING PRICE: \$1,149,750 \* AVERAGE DOM: 314**