




















	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$299,000	Madaket - 22 Arkansas Avenue	Walter Hawkins	594/140	1F	0.08	3/2	R-20	12/02/11
<p>Short sale, price subject to bank approval*. Enjoy the sunset from the deck of this Madaket home. Being offered unfurnished, this three bedroom, two bathroom property is appealing as a summer get-a-way or as a year round residence. Recent renovations include new bathrooms, most windows, and kitchen as well as a new septic installed in 2009. The property is being sold in "as is" condition.</p>										
LINK# 74513										
	S	\$473,250	Hummock Pond - 56 Hummock Pond Road	Julie Fitzgerald, Conservator	56/75	1F	0.85	3/3	R-20	12/07/11
<p>A great fixer upper in a lovely area. Not far from Bartlett Farms and Cisco beach. Being Sold As Is.</p>										
LINK# 75113										
	S	\$570,000	Mid Island - 25 A Daffodil Lane	Lower	68/747	1F	0.20	3/2.5	R-20	12/09/11
<p>GREAT HOUSE IN A LOVELY NEIGHBORHOOD Well built home with a great floor plan. This property includes many nice features including central a/c, in-floor radiant heat, irrigation, and sound system. Private and large yard with nice landscaping and beautiful stone patio.</p>										
LINK# 75318										
	S	\$583,000	Mid Island - 16A Waydale Road	Craddock	67/870	1F	0.23	5/3	R10/SR	12/15/11
<p>Spacious three story home easily converted to two units. First floor features bedroom, living room, office, full bath, laundry and perfect spot for a kitchen. Second floor has a spacious open living/dining/kitchen. Two bedrooms share a full bath, laundry area. Large deck overlooking nicely landscaped yard and patio. Third floor with two large bedrooms with lots of closets and a full bath. Room for a second dwelling. Try and avoid 1:30 - 4:00 showings.</p>										
LINK# 75598										
	S	\$597,500	South of Town - 33 Vesper Lane #	Anthem Trust	55/126	1F	0.17	2/1	R1/SR1	12/05/11
<p>Short sale subject to lender approval. House plus extra lot! Simple and elegant two bedroom cottage on one level, fully renovated in 2007 to include a wonderful country kitchen and living room with fireplace and loads of built-in book shelves; plus a full basement. Conveniently located just south of town near the hospital and schools, this property has a surprisingly private back yard that abuts town owned open space and has views overlooking open land toward the Old Windmill. Includes extra 7,457 sf buildable lot with access to town water and town sewer.</p>										
LINK# 75740										
	S	\$700,000	Naushop - 1 Dovekie Court	Berggren	68/559	1F	0.16	5/4.5	RC-2	12/02/11
<p>One of the largest 5 bedroom homes in Naushop. Located on a cul-de-sac near 28 acres of Land Bank Land. Three floors of living area with potential for more in the basement. Spacious, well proportioned rooms, air conditioning, guest suite and a private patio. Community swimming pool, tennis courts and recreation area. Rental History available.</p>										
LINK# 74007										

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$800,000	Mid Island - 7 Topping Lift	Lovering	66/307	1F	0.40	5/2.5	R10/SR	12/05/11
<p>Spacious, turn key, and tastefully renovated 5 bedroom home on a quiet cul de sac, with close proximity to Miacomet and Cisco Beaches, as well as Bartlett's Farm and surrounding conveniences. This recently renovated property offers many extras including wood floors, fireplace, two living areas, office, first floor laundry room, covered front and back porches which are great for outdoor entertaining. Lovely enclosed back yard with much privacy and irrigation offer charm and comfort for summer or year round living. This is a must see!!</p>										
LINK# 74851										
	S	\$835,000	Town - 5 Spring Street	Fish Lane Realty Trust	5514/78	1F	0.06	2/2.5	R1/SR1	12/06/11
<p>Brand new In-Town home off-the-beaten path on a quiet residential street. This recent construction features salvaged wood floors throughout and a comfortably open floor plan. A front porch provides space to enjoy a calm evening outdoors and a back patio has room for an outdoor grill. Walk to town easily from either Orange Street or Union Street. This is a great opportunity to own a charming piece of Nantucket real estate!</p>										
LINK# 74010										
	S	\$1,050,000	Polpis - 34 Polpis Road	Carroll	54/253	1F	1.00	4/3.5	LUG1	12/05/11
<p>Two Houses - One has 1 bedroom, 1 bath and offers a comfortable open floor plan with lovely views from every window. The separate guest house has 3 bedrooms, 2 baths and provides a wonderful extension to this property, providing amenities and privacy to guests and family members.</p>										
LINK# 74691										
	S	\$1,100,000	Pocomo - 30 Pocomo Road	Smith	14/76	1F	1.00	3/2	LUG3	12/01/11
<p>Located at the end of private sand lane, this delightful home with separate garage is on a one acre parcel with nice views of the upper harbor . The main road ends at a family friendly harbor beach with wide beaches and calm water, perfect for wading, swimming or just relaxing. Enjoy the peace and quiet of this naturally beautiful area. Enjoy this beach house as is or expand the septic system and create your own masterpiece.</p>										
LINK# 73735										
	S	\$1,225,000	Cliff - 23 & 25 Pilgrim Road	Angelastro, Broker/Owner	41/98 &	L	0.61	-	R1/SR1	12/07/11
<p>Seldom does a larger parcel of land become available on The Cliff. This 26,716 square foot lot is located just off Cliff Road abutting and overlooking a duck pond and Land Bank Property and consists of TWO buildable lots. See Documents for plan, potential house placement, and covenants. Owner is a licensed Massachusetts Real Estate Broker.</p>										
LINK# 74997										
	S	\$1,250,000	Madaket - 45 Starbuck Road	Alban	593/50	1F	0.48	4/3.5	R-20	12/05/11
<p>Beautiful new 4 bedroom renovation overlooking White Goose Cove on Long Pond and ocean. Vaulted ceiling and open floor plan lend to the range of spectacular views of ocean, pond and sunsets. Located 150 yards from conservation and beach access, this property boasts modern amenities and the tranquility of Madaket beach living.</p>										
LINK# 74238										

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$1,300,000	Sconset - 10 King Street	Danforth	7342/12	1F	0.20	5/4	R1/SR1	12/13/11
<p>Nice three bedroom house suitable for year round living with potential income producing two bedroom cottage.</p>										
LINK# 75463										
	S	\$1,670,000	Mid Island - 4 Milestone Crossing	Kaschuluk	68/462	1F	2.76	4/3.5	LUG3	12/01/11
<p>ESTATE LIKE SETTING with 3 acres of privacy. Winding drive leads to this spacious home with stunning landscaping and 24' by 40' foot custom pool with stone patio surround for enjoying those brilliant summer days on Nantucket. Ideal home for multi-generational family use with owner's suite on first floor, a private guest suite, and two bedrooms connected by a full bath. Oversized 2 car garage plus finished basement.</p>										
LINK# 74266										
	S	\$1,825,000	Surfside - 11 Pequot Street	Faraway Properties LP	80/18	1F	0.92	4/3.5	R-20	12/07/11
<p>SURFSIDE BEACH HOME This lovely upside home is situated on a large lot and is a very short distance to Surfside Beach. The spacious second floor layout has a living room with a fireplace that has French doors that lead to a deck. The gourmet kitchen and combined dining room open up to a southerly facing deck. There is a lovely master bedroom en suite. Also, a cozy den on the second floor provides plenty of privacy and a half bath. There are three first floor bedrooms, one ensuite and the two additional bedrooms share a hall bath. The one acre lot allows for plenty of expansion.</p>										
LINK# 74910										
	S	\$1,975,000	Town - 20A Madaket Road/Hedgebury Lane	Griswold Etal	41/602	1F	0.46	3/4.5	R-20	12/09/11
<p>New Custom built home in desirable Hedgebury neighborhood minutes to The Hub on Main Street. This half acre property is at the end of a dead end way. Carefully constructed this 3 bedroom 4.5 bath home has beautiful mill work, oak floors, custom built-ins, great outdoor family space including heated pool, blue stone patio, covered porches and pool cabana. There is enough remaining ground cover on this property to build another home with a footprint 20% larger, a total 1340 sq ft of foot print available.</p>										
LINK# 75367										
	S	\$2,100,000	Tom Nevers - 2 Wanoma Way (34 Bosworth)	Arbeiter Realty Trust	92.4/118	1F	0.22	4/4	LUG3	12/06/11
<p>Amazing oceanfront property. Panoramic views over the Tom Nevers Bluff, the open Atlantic Ocean, and all the way to Sankaty Light from every room. Beach stairs right in front lead through the dunes to the beautiful surf beach. Watch and listen to the surf from your covered porch, second floor deck or roofwalk. There is expansion potential. This property has had one owner, the original architect and builder of the home.</p>										
LINK# 74437										
	S	\$2,731,500	West of Town - 9 Old Westmoor Farm Road	Bank of New England	41/829	1F	0.66	5/5.5	R-20	12/15/11
<p>This lovely new home is quietly situated off West Chester Street, on Old Westmoor Farm Road. The bucolic setting belies the near town convenience and close proximity of the Westmoor Club. Perfectly accented with gracious detailing, modern amenities, and pastoral landscaping, this is a perfect family setting. There are plans for a garage and apartment. The plans are HDC approved but need to be renewed.</p>										
LINK# 74881										

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	\$3,100,000	Quidnet - 2 Sesachacha	Seidel, Thompson et al	21/88	1F	1.00	7/3	R-20	12/02/11
<p>Sesachacha Lodge is situated on a large elevated lot offering first floor views of the pond, Sankaty Light and ocean. This spacious quintessential summer cottage built circa 1900 sits on an oversized lot in historic Quidnet Village allowing for generous expansion. Deeded beach access via a Proprietors Road to the north.</p>									
<p>LINK# 75166</p>									

Records: 19 *Listings: 19

AVERAGE SELLING PRICE: \$1,272,855 * MEDIAN SELLING PRICE: \$1,100,000 * AVERAGE DOM: 169