










S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	A \$495,000	Madequecham - 0 Russell Street (Madequecham Valley	Loomis Realty Trust	88/62	L	0.58	-	LUG3	11/02/09
Waterfront - Madequecham Valley Looking for the perfect oceanfront lot ! Here it is. This 25,000 sf. lot has Breath - taking views with a beautiful sandy beach !									
<b>LINK# 72128</b>									
	A \$1,000,000	Madequecham - 5 Wigwam Road	Maki	77/5/3	1F	1.16	4/2.5	LUG3	07/03/10
Far away from it all, surrounded by hundreds of acres of Conservation Land this newly renovated upside down home sits on over an acre of land with unobstructed ocean views. On a private road with access to one of Nantucket's most pristine beaches this 4 bedroom beach house awaits your finishing touches. Remaining ground cover allows for expansion, a second dwelling or garage.									
<b>LINK# 71396</b>									
	A \$1,225,000	Madequecham - 10 Wigwam Road	Thompson	77/4.5	1F	1.16	3/2.5	LUG3	04/20/11
This wonderful home, built in 1996, features 3 bedrooms, 2.5 baths, an office/studio, living room with French doors to covered porch, dining area with door to deck, fully equipped kitchen with custom Butternut cabinetry and counters, waterviews and great privacy. Located in the quintessential beach neighborhood of Madequecham and just minutes to the ocean, this great property is situated on a beautiful 1.16 acre lot and backs up to hundreds of acres of Nantucket Conservation Foundation property. Existing framework for roof walk plus duct work and vents in place for installation of air-conditioning.									
<b>LINK# 74799</b>									
	A \$1,550,000	Madequecham - 52 Madequecham Valley Road	Conte	88/21	1F	1.38	4/3.5	LUG3	06/29/11
Wonderful upside down beach house. Unobstructed views of the ocean from the first and second floor. Walk outside your door and down a path to gorgeous, pristine, Madequecham beach. Four bedrooms/three and one half baths, decks, views. What more could you want!									
<b>LINK# 73997</b>									
	A \$1,599,300	Madequecham - 18 Madequecham Valley Road	18 Madequecham Valley	89/15	1F	2.09	2/1.5	LUG3	03/15/11
Two bedroom, one and a half bath summer cottage with loft area, two decks and an outdoor shower features 200' of private oceanfront beach with private stairs on the south shore at Madequecham. Room for expansion on the property. Enjoy the natural beauty of your own beach, fish, swim, relax and watch the moon rise over the ocean from this great island retreat.									
<b>LINK# 74578</b>									
	A \$2,295,000	Madequecham - 54 Madequecham Valley Road	Waldorf	88/20	1F	0.69	4/2.5	LUG3	06/21/10
Fantastic upside down beach house with fabulous views of the Atlantic ocean from almost every window. This house has a brand new stainless steel and granite kitchen. All bathrooms renovated in 2009. Great rental history. Rented for \$7,500 per week in the high season. Walk to gorgeous Madequecham Beach right in front of your house. House has been newly re-shingled in 2010.									
<b>LINK# 73998</b>									

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	A \$2,575,000	Madequecham - 31 Wigwam Road	Adams	77/76	1F	1.16	4/4+	LUG3	08/25/09
<p>Beautiful custom built house with ocean views in Madequecham. Relax in the large, well landscaped yard or from one of the numerous decks. Watch movies in your entertainment room or exercise in your home gym. Entertain your friends and family in your second floor gourmet kitchen and choose a nice bottle from your wine cellar. All four bedrooms are en-suite with the master on the second floor. Large back yard would be perfect for a private pool.</p>									
<b>LINK# 73205</b>									
	A \$2,695,000	Madequecham - 34 Madequecham Valley Road	Rosenthal	89/24	1F	1.17	3/3	LUG3	02/11/09
<p>Over an acre of oceanfront property with 150' of frontage and sweeping views of the ocean and south shore and the most unbelievable sunsets. Enjoy privacy, steps down to a beautiful beach and the sound of the surf 24/7. An excellent opportunity to acquire an ocean front home at a very reasonable price.</p>									
<b>LINK# 71938</b>									
	A \$3,600,000	Madequecham - 8 New South Road	Shackteau Ltd	91/119	1F	20.81	4/3	LUG3	03/15/12
<p>Rare opportunity to own a house on 20 acres of protected property with 600 feet of ocean frontage surrounded by conservation acreage. This beautifully crafted single story house started out near the water and was moved and renovated in 2006.</p>									
<b>LINK# 75948</b>									

Records: 9

\*Listings: 9

(Note: Statistics do not include Off Market Listings)

**AVERAGE ASKING PRICE: \$1,892,700 \* MEDIAN ASKING PRICE: \$1,599,300 \* AVERAGE DOM: 839**