







	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	A	\$725,000	Polpis - 11 Kelley Road	Howard	54/97	1F	0.61	3/1.5	LUG1	11/15/11
<p>Nantucket Salt! Located in Polpis, this lovely saltbox style home offers three bedrooms and one and a half bathrooms. With a four bedroom septic, there is potential to expand.</p> <p>LINK# 75671</p>										
	A	\$1,325,000	Polpis - 25 North Pasture Lane	Twenty Five North Pasture	44/75	L	0.95	-	LUG3	05/17/11
<p>Fabulous street, fabulous neighborhood, wonderful views. Terrific one acre lot with a reduced price. 7% ground cover permitted (2,896 sf of ground cover). Climb the viewing stand and see for yourself.</p> <p>LINK# 74959</p>										
	A	\$2,495,000	Polpis - 268 Polpis Road	Livingston	25/29	1F	3.09	5/4+	LUG3	01/02/12
<p>Charming and offering the ambiance and character found in the antique homes of Sconset and Town. This home is located on 3+ acres of paths wandering through professionally landscaped gardens and a private forest. Four outbuildings, including a one bedroom cottage with a fireplace and bathroom, another one bedroom cottage with a bathroom, an oversized two car garage, and a horse barn that has been converted into an office/studio with a fireplace and a greenhouse all offer separation and privacy. Private stone patios, a screened in summer porch and a second floor deck providing a peek of Polpis Harbor add to the uniqueness of this property. The main house originally built in 1890 is completely updated and finished with custom tile, granite, hardwood floors and four fireplaces.</p> <p>LINK# 75748</p>										
	A	\$2,895,000	Polpis - 25 Almanack Pond Road	Almanack Pond Nominee	25/14	1F	7.00	5/3.5	LUG3	03/16/12
<p>Almanack Farm--Exceptional island horse farm with a main house overlooking a private pond and featuring abundant details, green house/potting shed, guest house, studio cottage and an exquisite seven stall barn facility set on seven private acres within moments to beautiful conservation lands.</p> <p>LINK# 75946</p>										
	A	\$3,695,000	Polpis - 14 Almanack Pond Road	Rediker	25/12	1F	3.99	4/3	LUG3	01/12/12
<p>Created by America's leading post and beam designer Tedd Benson, this exceptional country estate property is located on four spectacular acres that overlook Conservation lands that include views over the Windswept Cranberry Bogs. The property is located adjacent to endless miles of conservation trails and is a brief bike ride to Polpis Harbor. The main house and guest house studio feature stunning architectural details and quality craftsmanship. The main house includes light-filled and generous open living spaces including a gourmet's kitchen and three comfortable bedrooms and a den. The guest house studio features a striking open living space that is ideal for entertaining. The estate includes a main house, a guest house studio, a barn, a pond, a stream, a tennis court, a pool, a spa, a koi pond, a vegetable garden, a rose garden, a berry garden, an apple orchard and a stream. An absolute, must see property.</p> <p>LINK# 73439</p>										
	A	\$9,850,000	Polpis - 183 Polpis Road	Meadow	45/5	1F	5.98	6/8+	LUG3	05/02/11
<p>One of the finer compounds on Nantucket, this six acre property offers remarkable architecture, design and quality in every single detail. Entry to the property is via a dead-end private, stone lane and then through gates, down a winding stone drive, past the barn and eventually terminates at the parking area and entrance to the house. The house sits on the top of a hill overlooking an expansive, manicured lawn, moors, conservation and harbor in the distance. The property includes a barn, children's play area, pool and spa, tennis court, koi pond, vegetable, rose and berry gardens, apple orchard and stream. An absolute, must see property.</p> <p>LINK# 74872</p>										

Records: 6 *Listings: 6

(Note: Statistics do not include Off Market Listings)

AVERAGE ASKING PRICE: \$3,497,500 * MEDIAN ASKING PRICE: \$2,695,000 * AVERAGE DOM: 268

* co- and tri-exclusive listings are only counted once.