













S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	A \$445,000	Surfside - 61 Surfside Road	Botbyl	67/223.8	1F	0.13	4/2.5	RC-2	01/13/12
<p>Short sale, subject to bank approval. Property being sold "as is". Four bedroom centrally located house with great rental history. Located close to Surfside beach and central island amenities.</p>									
LINK# 75792									
	A \$450,000	Surfside - 36 Evergreen Way	Dougan	68/737	1F	0.20	2/3	R-20	01/24/12
<p>Quality built in 2007, this new 2 bedroom and 3 bath home is being offered at an great price of \$450,000. Lovely neighborhood just a 5 minute drive to Nobadeer Beach.</p>									
LINK# 75633									
	A \$549,000	Surfside - 65.5 Surfside Road	Burnham	67/223.5	1F	0.56	3/2.5	RC-2	12/06/11
<p>Curb Appeal and more! A well-built and maintained, 3 bedroom, 2 ½ bathroom home with a finished basement, garage, generator and an oversized lot with plenty of expansion potential. Many possibilities with the RC2 zoning/ Multi-Family overlay district. Easy access to Surfside beach via the bike path. Property will be deed restricted against any subdivision at this price. Property is also offered at \$649,000 with no restriction.</p>									
LINK# 75722									
	A \$569,000	Surfside - 71 Hooper Farm Road	Sahut	67/342	1F	0.24	4/3	R10/SR	11/30/10
<p>Three bedroom home with attached, separate apartment, on the quiet part of Hooper Farm Rd, just down the street to Surfside Rd. Excellent value. Assessed at over \$612,000. New roof and siding. Short distance to Surfside Beach, and to mid-island shops.</p>									
LINK# 74386									
	A \$599,000	Surfside - 1 Cachalot Lane	Gifford	67/781	L	0.46	-	RC-2	06/16/11
<p>Nice building site with over 2500 square feet of ground cover available. Ability to build house, cottage, garage and/or studio. Close to Surfside beach and town with mature vegetation.</p>									
LINK# 75117									
	A \$649,000	Surfside - 65.5 Surfside Road	Burnham	67/223.5	1F	0.56	3/2.5	RC-2	01/17/12
<p>Curb Appeal and more! A well-built and maintained, 3 bedroom, 2 ½ bathroom home with a finished basement, garage, generator and an oversized lot with plenty of expansion potential. Many possibilities with the RC2 zoning/Multi-Family overlay district. Easy access to Surfside beach via the bike path. Property is also offered at \$549,000 with a deed restriction against any subdivision.</p>									
LINK# 75804									

Surfside Listings 3.12

Penny Dey







508-221-0801







S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	A \$650,000	Surfside - 12 Skyline Drive 1.8 Acres on Skyline Drive	Nancy Shugrue	79/7	L	1.80	-	LUG2	06/17/11
LINK# 75122									
	A \$650,000	Surfside - 12 R Skyline Drive 2.9 Acres on Skyline Drive.	Nancy Shugrue	79/35	L	2.90	-	LUG2	06/17/11
LINK# 75123									
	A \$675,000	Surfside - 64 Pochick Avenue WATER VIEWS, SAND, SURF AND SUN! This acre plus lot is located in the desirable Surfside area. Potential for 2nd floor water views of the Atlantic Ocean and just a short walk to spectacular Surfside beaches. The perfect parcel for building your Nantucket dream home. POTENTIAL FOR OWNER FINANCING AVAILABLE	Mills	79/178	L	1.10	-	LUG2	03/09/12
LINK# 75927									
	A \$749,000	Surfside - 4 Daffodil Lane An abundance of space inside and out on this spacious 1.8 acre parcel with a roomy, 3 bedroom, 2 1/2 bathroom home. Air conditioned and expansion potential in the attic or basement.	Crosby	68/719	1F	1.84	3/2.5	LUG2	04/12/11
LINK# 73561									
	A \$749,000	Surfside - 88 Surfside Road Surfside Gambrel Awaiting Interior Completion. New exterior and foundation that needs interior completion. Current plans are for a 4/5 bedroom and 5 bath house with an open layout. The cottage is ideally sited on an over-sized lot that allows for future expansion with a main house in mind. The property is in a great location-both Town and Surfside Beach are only moments away. Being Sold As-Is.	Willey	67/344	1F	0.38	4/5	R10/SR	12/12/11
LINK# 75726									
	A \$875,000	Surfside - 13 Boulevarde Almost an acre close to the bike path down to Surfside Beach. The LUG1 zoning allows for about 2800 sq ft on the ground. There is potential for a second dwelling. Installed Well and Septic and approved HDC plans. Great location!	Sturges	80/126	L	0.93	-	LUG1	12/02/11
LINK# 75708									







Surfside Listings 3.12





Penny Dey

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	A \$895,000	Surfside - 63 Boulevard Outstanding 2nd floor ocean views!	61 Boulevard Realty Trust	79/212	L	0.68	-	R-20	06/24/08
LINK# 72318									
	A \$895,000	Surfside - 58 NOBADEER LOT 1 SURFSIDE WITH WATER VIEWS This oversized parcel is on over half an acre in a desirable Surfside location. Property boasts exceptional water views and is directly across the street from spectacular Surfside beaches. Close to Bike Path and Shuttle to Town. The ideal location to build your Nantucket Beach House.	Brian Fogarty	88/9	L	0.61	-	R-20	09/13/11
LINK# 75488									
	A \$945,000	Surfside - 20 Boulevard Private, oversized (three acres in two acre zoning), nicely wooded lot in desirable area. Plenty of ground cover to create family compound, main house and second dwelling as well as pool and tennis court.	MacColl	80/82	L	2.59	-	LUG2	03/29/11
LINK# 74642									
	A \$1,050,000	Surfside - 132 Surfside Road Extremely well maintained home situated nicely on a very large, private piece of property. Close to Surfside Beach.	Calarco RT	80/252	1F	0.50	3/2.5	LUG1	02/21/12
LINK# 74995									
	A \$1,175,000	Surfside - 5 Boulevard (1 Eagle's Wing Way) GREAT VALUE! Located just moments from south shore beaches, and just two and a half miles from town, this property showcases a three bedroom cape-style main house, a single bay garage with a gorgeous apartment above, and an oversized lot with plenty of ground cover to expand.	Lindvall	80/124	1F	1.22	4/3	LUG1	07/27/11
LINK# 74814									
	A \$1,270,000	Surfside - 10 Evergreen Way Inviting and spacious 5 bedroom, 3.5 bath well designed home. Situated on 1.86 acres with a heated pool and hot tub for those relaxing evenings.	William Larabee	68/704	1F	1.86	7/4.5	LUG2	09/22/11
LINK# 75523									

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	A	\$1,275,000	Surfside - 3 Gladlands Avenue	Callahan/Madigan	80/234	1F	1.84	3/3	LUG2	01/26/12
<p>Secluded in Surfside</p> <p>Bright and cheery upside-down home on nearly 2 acre lot a short distance to Surfside Beach.</p> <p>Large lawn for outdoor activities in wooded location. Large covered deck</p>										
LINK# 75818										
	A	\$1,395,000	Surfside - 70 Lovers Lane	Colley / Kniskern	79/22	1F	0.23	4/2.5	R-20	10/23/08
<p>"Smugglers Luck" is a terrific beach house with 4+BDRM / 2.5 BA, large sun deck, hot tub, beautiful fully irrigated lawn & a 2 car garage. Fantastic rental history just 200 yards from a cool swim in the ocean! Access to Surfside Beach at the end of the sandy lane.</p>										
LINK# 72610										
	A	\$1,395,000	Surfside - 106 Surside Road	Brownell	67/80	1F	1.64	4/2	LUG2	09/24/11
<p>Long winding driveway leads past coy pond to a charming Cape Cod style 4 bedroom 2 bathroom home on a large private lot with in ground swimming pool. Lots of potential! Close to town and beaches.</p>										
LINK# 75549										
	A	\$1,450,000	Surfside - 17 Boulevard	Walker-Jacks	80/246	1F	1.38	3/3	LUG1	09/21/11
<p>SECLUDED IN SURFSIDE: Fabulous Surfside Beach House! Excellent opportunity to own a turnkey property near the beach. Located in a private setting and on nearly 1.5 well landscaped and manicured acres within close proximity to all Surfside beaches, this well-lit and bright 3+ bedroom home, has fabulous living spaces with cathedral ceilings, and three full bathrooms plus screened in porch and outdoor shower. A six bedroom septic system is already in place, and additional remaining ground cover allows for a 2nd dwelling and significant expansion possibilities. Excellent rental history. Professionally decorated. Central A/C. Full basement with full bath and laundry.</p>										
LINK# 75511										
	A	\$1,495,000	Surfside - 9 Dunham Street	Shea	80/196	1F	0.58	4/3.5	R-20	01/09/12
<p>Beachside living in Surfside. A short distance to Fishermans Beach. Includes a spacious light filled 4 bedroom upside down house with numerous decks and ocean views. Well maintained lot provides privacy, beach proximity and great rental history.</p>										
LINK# 75772										
	A	\$1,535,000	Surfside - 29 Skyline Drive	Andersen	79/91	1F	2.75	6/3.5	LUG2	10/25/11
<p>Beautifully appointed and well crafted main house and cottage on a professionally landscaped, private lot in Surfside. The dwellings have been artistically designed and skillfully constructed using an impressive variety of hardwoods and attention to detail. The energy efficient, passive solar main house offers 4+ BRS, 2+ baths, open yet cozy living spaces, a full basement, Russian fireplace/woodstove, a wonderful southern facing deck and a beautiful fenced-in yard with outdoor shed with sauna. The very private guest cottage, completely separate from the main house and surrounded by Leland cypress and evergreen trees, offers 2 BRS, 1.5 baths and its own private outdoor living area.</p>										
LINK# 75629										

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	A \$1,595,000	Surfside - 56 Pochick Avenue	Bossidy	79/129	1F	0.92	3/2.5	LUG2	02/21/12
<p>Caddy Shack is located in the desired area of Surfside. This property has been meticulously maintained with a few updates throughout the years. House features include gorgeous pine floors, newly renovated kitchen, bright sunroom, and a rare oversized two car garage. This property is in close enough beach proximity to hear ocean sounds and feel the ocean mist.</p>									
LINK# 75865									
	A \$1,795,000	Surfside - 121 Surfside Road	Thomas	80/119	1F	0.96	4/6.5	LUG1	09/20/11
<p>Surfside Compound on .96 acre lot, offers surprising privacy just 1/2 mile from fabulous Surfside Beach. Spacious three bedroom/three bath Cape style home with gas fireplace in living room, garage with studio above, plus cozy multi level one bedroom cottage with three gas fireplaces and large covered porch. Attractive neighborhood popular with both vacation and year round home owners. Excellent rental history.</p>									
LINK# 75425									
	A \$1,795,000	Surfside - 121 Surfside Road	Thomas	80/119	1F	0.96	4/6.5	LUG1	09/22/11
<p>Private family compound located within a short distance to all the Surfside beaches. Main house, cottage and garage studio allow for plenty of room for family and friends.</p>									
LINK# 75539									
	A \$1,875,000	Surfside - 25 Rugged Road (Portion of)	Dias	67/166	1F	3.00	4/3+	LUG2	06/28/11
<p>Paradise found! This three bedroom main house, barn/guest cottage and garage are privately nestled among three acres of lush landscaping featuring superbly manicured organic gardens and lawns, gorgeous mature trees and expansive swaths of natural foliage. This enchanting property is truly an oasis -- a gardener's and bird watcher's paradise.</p>									
LINK# 75176									
	A \$1,995,000	Surfside - 54 Pochick Avenue	Bossidy	79/128	1F	1.10	5/5.5	LUG2	02/21/12
<p>Field of Dreams is located in desirable Surfside. There are generous decks that surround the front of the house and showcase the southern exposure views which include a large lush yard. Meticulously maintained, this property features pine floors, custom built-ins throughout, 3 levels of living, and there is an oversized two car garage and basketball court. Additionally, there is ample space to add a tennis court or a pool. This is a comfortable, light filled home available to enjoy for many summers or year round living.</p>									
LINK# 75866									
	A \$2,195,000	Surfside - 124 Surfside Road	Humphrey	80/298.1	1F	1.00	4/4	LUG1	05/28/11
<p>Located 1/4 mile from popular Surfside Beach, this custom shingle style compound was built by one of Nantucket's accomplished builders for his family. Property distinctions includes a great location that involves a tucked away feeling, quick bike bath access and 3 well spaced buildings on an acre of land. With many outstanding features and not unlimited to, the house contains Antique Heart Pine flooring and cabinetry, granite countertops, radiant heating systems, hand painted murals, and many other high end amenities. The layout of the house allows several generations to be present yet all with their own privacy. The grounds are completely landscaped with several lush gardens and mature plantings, an outdoor hot tub, and several 1/2 acre of a 16' x 20' in ground tennis court. The compound is</p>									
LINK# 74990									

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	A \$2,195,000	Surfside - 124 Surfside Road	Humphrey	80/298.1	1F	1.00	4/5	LUG1	08/31/11
<p>LINK# 75339</p> <p>SURF AND SERENITY - Enjoy the manicured gardens or proximity to the beach. Convenient access to shuttle bus, bike path, food stores and restaurants. One of Nantucket's premier builders created a shingle style main house, and a one bedroom guest cottage on this landscaped full acre. An additional shed serves as an office, playhouse or storage. Outdoor living provides patios, decks, covered porches, showers and hot tub for enjoyment and entertaining. Current approval for a 32' x 16' pool. Finishes include: Custom tile work, beadboard, wainscoting, antique Heart Pine flooring, beamed ceilings, granite and wood vanity and kitchen</p>									
	A \$2,395,000	Surfside - 12 Okorwaw Avenue	Borden	79/165	1F	2.96	5/3.5	LUG2	01/13/12
<p>LINK# 75791</p> <p>Space, light, quality construction and fabulous details define this 5 bedroom home. Beautifully designed for contemporary living and entertaining. Almost 3 acres of land with plenty of room for additional amenities or buildings.</p>									
	A \$2,650,000	Surfside - 5 Okorwaw Avenue	Bossidy	79/78	1F	2.76	7/6.5	LUG2	02/21/12
<p>LINK# 75867</p> <p>Located in the desirable Surfside area, Front Nine and Back Nine make a wonderful family compound. The main house, Front Nine has an open living room, dining and kitchen layout with a large raised stone fireplace. There are pine floors, custom built-ins, spacious gardens, and a roof walk. The three bedroom cottage, Back Nine, is connected to the main house with large decks. There is also a one car garage, and a cozy studio. This is the perfect spot for families to converge for years to come.</p>									
	A \$2,950,000	Surfside - 44 & 44R Nonantum Avenue	Hokie Cougar LLC	87/33	1F	0.57	7/5	R-20	04/26/11
<p>LINK# 74715</p> <p>SURF & TURF: Two recently renovated houses located directly across the street from Nantucket Land Bank property which has an access path leading down to the sandy shore of Fisherman's Beach. The fresh and furnished interior, as well as the immediate proximity to the beach, make these comfortable and convenient beach houses. They boast over \$100k in combined rental income for 2011 and there are two four-bedroom septic systems in place.</p>									

Records: 34

*Listings: 31

(Note: Statistics do not include Off Market Listings)

AVERAGE ASKING PRICE: \$1,264,032 * MEDIAN ASKING PRICE: \$1,222,500 * AVERAGE DOM: 255