




















S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	A \$399,999	Miacomet - 9 Miacomet Avenue	Clarkson	67/216	1F	0.11	3/2	RC-2	08/07/09
<p>PRICED TO SELL!! Spacious three bedroom, two bath Cape style home with open kitchen/dining room area. Located not far from schools, bike path and shuttle. Full unfinished basement ready to be customized offering future potential for extra living space. Great Starter Home!</p>									
LINK# 73170									
	A \$511,000	Miacomet - 112 Somerset Road	Terrance Amodio	66/223	L	0.45	-	R10/SR	04/07/11
<p>Lovely lot with views of the Miacomet Golf Course and distant ocean views. Close to Bartlett Farm and the Miacomet Golf Course.</p>									
LINK# 74698									
	A \$519,999	Miacomet - 9R Miacomet Avenue	Clarkson	67/216	1F	0.16	3/1	RC-2	08/29/11
<p>COMFORTABLE LIVING Three bedroom ranch with farmer's porch and large basement. Open layout of kitchen dining and living area along with the back deck and side yard make for great indoor and outdoor entertaining. Potential for extra square footage to be completed into finished rooms.</p>									
LINK# 75441									
	A \$525,000	Miacomet - 21 Golfview Drive	829 Moonstruck Nominee	66/174	L	0.43	-	RC-2	03/22/12
<p>This pastoral lot overlooking Bartlett Farm has an incomplete structure that needs to be demolished. One can use the existing house plans or design your own.</p>									
LINK# 75962									
	A \$559,000	Miacomet - 20 Miacomet Road	Riseborough/Kyburg	67/336.2	L	2.00	-	LUG2	04/25/12
<p>Private, wooded 2-acre lot, situated close to Miacomet Beach & Pond. Access to Town water. Lot to be brush cut.</p>									
LINK# 76151									
	A \$629,000	Miacomet - 12 Doc Ryder	Cranberry House RE	66/216	L	0.61	-	R10/SR	02/16/11
<p>This half acre lot overlooks the 18th fairway of the Miacomet Golf course. The beautiful southern exposure will give the new buyers views of the golf course, land bank land and an ocean view in the distance. The allowable ground cover is 25%. This property is located within minutes of Bartlett Farm, Cisco and Miacomet Beaches. It is a great opportunity to build your dream home on one of the last lots available of this kind!</p>									
LINK# 74534									

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	A \$675,000	Miacomet - 9 Raceway Drive	Storm	66/278	1F	0.44	3/2	R10/SR	04/04/12
<p>Short sale. Overlooking the 9th fairway of the Miacomet Golf course, this home sits back from the road on an oversized lot with lots of privacy. Three bedrooms and two baths and a large family room and den provide space for all of your activities. There are distant ocean views, a fish pond and town water easily available. Current tenant lease expires 8/31/12.</p>									
LINK# 75950									
	A \$695,000	Miacomet - 2 Helens Drive	Briard / Johnson	67/96	1F	0.32	6/4	SR-20	04/26/12
<p>Mid-island location, convenient to schools and shopping. Lovely oversized yard</p>									
LINK# 76158									
	A \$699,000	Miacomet - 2 Reacher Lane	Sossen	66/337	1F	0.37	3/2	R10/SR	04/16/12
<p>This 3 bedroom 2 bath Cape on town water and town sewer is ideally located on one of the highest points in the Pine Valley subdivision. A short distance to Land Bank property which has several paths directly to Miacomet Beach. Ground cover available to add on or build a garage. A great opportunity to own a home in a wonderful neighborhood.</p>									
LINK# 76091									
	A \$795,000	Miacomet - 13 Swayze's Drive	Norman Levenson	60/0158	L	0.60	-	RC-2	02/15/12
<p>A golfer's dream! This beautiful lot building lot is located right on Miacomet Golf Course! Easy access to the bike path, close to south shore beaches.</p>									
LINK# 75381									
	A \$795,000	Miacomet - 9 Henderson Drive	Murphy	66/198	1F	0.40	3/2.5	R10/SR	02/28/12
<p>Wonderful views of the Ocean and Miacomet Golf Course from this three bedroom upside down house. Convenient to popular beaches and Miacomet Pond. Just around the corner from Miacomet Golf Course and Bartlett's Farm. Plenty of room to expand.</p>									
LINK# 75906									
	A \$899,999	Miacomet - 9 & 9R Miacomet Avenue	Clarkson	67/216	1F	0.32	3/2	RC-2	09/02/10
<p>GREAT BARGAIN Two separate land parcels with homes for under 1M ! (not condo or covenant) Centrally Located near shuttle stops, Surfside bike path, schools, and shopping. Live in one house, rent the other still room for expansion and finishing off to existing square footage. Recent upgrades done.</p>									
LINK# 74249									

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	A	\$995,000	Miacomet - 3 Henderson Drive	Petrosino	66/195	1F	0.45	5/3	R10/SR	03/19/12
<p>Meticulously maintained home in Miacomet. Four bedrooms, two baths in main house with an attached 2 bay garage with an Accessory apartment above (currently rented), one bedroom, one bath. Nicely landscaped grounds (cherry trees, Pear trees). Close proximity to Miacomet Beach, Miacomet Golf Course, and Bartlett's Farm. Turn key, clean and ready to move in. Live in the main house and the option for rental income from the Accessory apartment! Second floor distant views of the ocean.</p>										
LINK# 75883										
	A	\$995,000	Miacomet - 1A Windy Way	Underwater LLC	67/553.1	Com	0.00	1/1.5	RC-2	03/09/12
<p>The Cellar, an established business with excellent visibility on Surfside Rd., plus the real estate which includes retail space, commercial kitchen prep area and a 1-bedroom apartment. The Cellar has consistently been voted Nantucket's Best Wine Shop since opening. Included in the sale are refrigeration, custom built-ins, cigar humidior, computer and software, logo and web-site.</p>										
LINK# 75925										
	A	\$1,295,000	Miacomet - 46 Miacomet Avenue	Alan and Kathleen Costa	67/83.6	1F	0.47	4/3.5	RC-2	04/17/12
<p>Pristine Miacomet Pond Front Property. This turn key 4 bedroom home sits on almost half an acre and boasts 75 feet of Pond Frontage. The home has been meticulously maintained and features 3 stories of living space including an updated kitchen with granite counters and stainless steel appliances, a spacious patio overlooking large back yard, first floor master bedroom, finished basement with cedar closet, and wine room. There is an attached garage and an apartment with separate entrance, full kitchen, bedroom and full bath. Home has new roof and sidewall shingles as of 2011. HDC approved plans for a sunroom off deck. Just under 1/4 mile to Miacomet Beach.</p>										
LINK# 76067										
	A	\$1,450,000	Miacomet - 7 Pond View Drive	Connor	81/20	1F	1.80	4/2.5	LUG2	09/27/11
<p>This ocean view four bedroom, two and a half bath home is located in a wonderful Miacomet neighborhood with easy access to Miacomet Pond and a path to the beach. The home is situated on 1.80 acres with lovely pastoral views of Land Bank property and Miacomet Beach.</p>										
LINK# 75546										
	A	\$1,795,000	Miacomet - 23 Pond View Drive	The Estate of Dr. Richard	81/28	1F	2.10	3/3	LUG2	02/27/12
<p>Custom built by Lee Dunn, this modern, light filled home has unobstructed second floor water views over coastal dunes and expansive conservation land. Inspired by classic wooden boats and Scandinavian design, the home features antique wide plank floors, cypress walls, stunning cathedral ceilings, skylights, beautiful built-ins for ample storage, and 3 decks for easy outdoor living and entertaining. The property's 2 plus acre lot offers the opportunity to expand the existing home and/or build a guest cottage. Miacomet Beach and Pond are within short walking distance. Private access to the Miacomet Park Trail in the Smooth Hummocks Coastal Reserve through the land trust. Available for sale with 2012 plans.</p>										
LINK# 75901										
	A	\$1,995,000	Miacomet - 25 Pond View Drive	Mason-Beeney	80/48	1F	1.80	4/3	LUG2	05/25/12
<p>This four bedroom, three bath main house and two bedroom guest house are situated on 1 3/4 very private, wooded acres abutting Nantucket Land Bank Land. The main house offers second floor ocean views over the Land Bank land. The two bedroom guest house also has a two car garage and is privately situated away from the main house.</p>										
LINK# 76255										

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A	\$2,150,000	Miacomet - 12 Pond View Drive	Bourbeau	81/9	1F	1.80	6/6+	LUG2	04/19/12
 <p>A very unique, well appointed property with three buildings: a main residence with four bedrooms, three and a half baths, two bedroom/two bath second dwelling and two story garage with office space and studio with bath. Excellent separation between main house and second dwelling affording the possibility of renting one and still having complete privacy. All of this on two private acres; a walk or bike ride to the South Shore beach and Miacomet Pond, and a bike ride to town.</p> <p>LINK# 76124</p>									

Records: 19 *Listings: 19

(Note: Statistics do not include Off Market Listings)

AVERAGE ASKING PRICE: \$967,263 * MEDIAN ASKING PRICE: \$795,000 * AVERAGE DOM: 212