






























	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$288,750	Surfside - 45 Surfside Road	Bank Owned	67/14.4	1F	0.18	1/5	RC-2	04/10/12
<p>Bank owned- sold in as is condition- Bank of America (BOA) pre-qual letter required on all offers-please allow 2-3 business days for seller response to any offer- Email or call for showing instructions- free appraisal and credit report if financed thru BOA- use you imagination this is a very unique property- RC2 zoning-</p>										
LINK# 76140										
	S	\$300,000	Madaket - 39 South Cambridge Street	Hurd	593/36	1F	0.13	3/2	R-20	04/17/12
<p>Located in Madaket, a quaint beachy village known for spectacular sunsets. This spacious 16' wide townhouse offers 3 bedrooms, 2 baths, 2 decks, new septic, Anderson Windows and vanities. Freshly painted. Close to the South Shore beaches & Smith's Point.</p>										
LINK# 74926										
	S	\$375,000	Mid Island - 25 Youngs Way	Young	67/688	L	0.24	-	RC-2	04/19/12
LINK# 76183										
	S	\$460,000	Miacomet - 47 A Appleton Road	Papale	66/502	Cnd	0.51	2/1	RC-2	04/13/12
<p>Private half acre property with 2 bedroom house in great condition. Full basement, lots of expansion. Abuts acres of conservation and trails leading to Miacomet Pond and Beach.</p>										
LINK# 75739										
	S	\$500,000	Tom Nevers - 36 Flintlock Road	Wainio	75/74	L	1.29	-	LUG3	04/10/12
<p>1 ¼ acre lot located in Tom Nevers East. Possible second floor water views. Capable of supporting two dwellings. According to local and Mass Title V Septic Regulations, lot would seem capable of supporting a 5 bedroom septic system. Annual \$300 road maintenance fee.</p>										
LINK# 74444										
	S	\$525,000	Mid Island - 11 Cow Pond Lane	Keane	55/310	MF	0.34	7/5	R10/SR	04/06/12
<p>Spacious duplex on large lot abutting Cow Pond. Lots of privacy yet conveniently located to schools bike path and Town. 2,436 s.f. of living space make this an excellent opportunity to either live in one side and rent the other, form a condominium and sell other half or convert into a large single family home. Seller will replace the carpeting and appliances after closing.</p>										
LINK# 75165										

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$549,000	Miacomet - 47 B Appleton Road	Papale	66/502	Cnd	0.51	3/2	RC-2	04/13/12
<p>Private half-acre property with custom 3 bedroom house with stone fireplace, full basement, and lots of privacy. Abuts acres of conservation and trails leading to Miacomet Pond and Beach. The seller is currently submitting plans to the planning board for an ANR (approval not required) sub-division and placing the home in the Nantucket Housing Needs Covenant Program.</p>									
LINK# 75738									
	\$584,000	West of Town - 57 Madaket Road	57 Madaket LLC	41/201.2	1F	0.71	3/2	RC-2	04/20/12
<p>Three bedroom, two bath home with newly renovated kitchen. Close to Town.</p>									
LINK# 76181									
	\$820,000	Town - 46 North Liberty Street	Feldberg	41/259	1F	0.13	3/2	R1/SR1	04/06/12
<p>A Charming In-Town Home offering several living areas & a lovely private yard. This property is situated on an over sized lot with plenty of room for expansion. Located a short distance to Lily Pond & Downtown. Strong established rental history.</p>									
LINK# 75688									
	\$825,000	Tuckernuck - 0 Tuckernuck	DeBlicek	95/4.1	1F	4.60	3/1	LUG3	04/02/12
LINK# 76190									
	\$850,000	Monomoy - 21 Brewster Road	Young	TBD/TBD	L	2.86	-	LUG1	04/30/12
<p>Short Sale, subject to Bank approval. Property being sold as is. Large piece of land located in Monomoy area, access off of Polpis Road. Distant Harbor views, potential for 2 lot subdivision.</p>									
LINK# 74193									
	\$875,000	Naushop - 60 Goldfinch Drive	Phillips, Trustees	68/679	1F	0.12	4/3.5	R5	04/05/12
<p>Very well maintained Naushop house with great, open layout and nice outdoor patio and yard. Three floors of living space and full basement. Up-to-date kitchen, wood floors, central a/c, fireplace, mature landscaping and much more. Plus, community pool and tennis!</p>									
LINK# 75312									

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$875,000	Cisco - 10 Austin Farm Drive	OConnor(FCL)	56/368	1F	0.93	6/3+	R-20	04/09/12
<p>Private residence in Austin Farms with extensive mature landscaping, farmer's porch, large back deck and stone patio for outdoor enjoyment. Conveniently located between town and the beach, this is a great opportunity for a large family. Plenty of room for a pool if desired! This property has its own generator.</p>										
LINK# 76075										
	S	\$1,025,000	Town - 45B Vestal Street	Issadore Etal	41/591	1F	0.22	4/4.5	R-20	04/17/12
<p>Built in 2005 this property offers three floors of living space and 2800 square feet of living space and mature landscaping on a quiet side street right in town. HDC approved plans exist for a 10ft x 28ft pool designed by Mark Lombardi in the back yard. The property offers: central A/C, a gourmet kitchen, three living areas, four bedrooms, 4.5 bathrooms. This home will meet the needs of many buyers. Located on Vestal St, a quiet side street steps to Main Street. Excellent rental history.</p>										
LINK# 75509										
	S	\$1,025,000	Town - 28 New Street	Fontaine	55/629	1F	0.14	4/2.5	ROH/S	04/03/12
<p>Priced to SELL! Wonderful in town home built in 2004 with great living space. Open floor plan with custom craftsmanship throughout. Central Air-Conditioning, roof access with views of harbor and moors and off street parking for 2 cars. Professionally landscaped yard, covered porch and back deck offer perfect setting for outdoor entertaining and fun. Excellent rental history.</p>										
LINK# 75874										
	S	\$1,050,000	Tom Nevers - 4 Van Fleet Circle	Alumbaugh	91/111	1F	2.76	3/2	LUG3	04/11/12
<p>South and south west facing views of the Atlantic Ocean and beautiful sunsets from the wrap-around deck of this tidy, 3-bedroom home. Nearly 3 acres of land with room for expansion or the addition of a second dwelling. Located only a quarter mile from one of the island's most pristine beaches and a few miles from the Village of 'Sconset.</p>										
LINK# 74983										
	S	\$1,062,500	Mid Island - 35 Pine Crest Drive	Glowacki(FCL)	68/422	1F	1.23	3/3	RC-2	04/17/12
<p>FORECLOSURE</p>										
LINK# 76186										
	S	\$1,105,000	Mid Island - 19 Pine Crest Drive	Kalman(FCL)	68/963	1F	0.71	5/5.5	RC-2	04/13/12
<p>White gates mark the entrance to Pine Crest Estates. A cherry tree lined road winds around to this private 5 bedroom, 5.5 bath colonial style home on nearly 3/4 acre. More than 4,000 sq ft of living space make this a great family home.</p>										
LINK# 76187										

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$1,595,000	Town - 4 Beaver Street	Lemberg Son & Daughter	5514/76	1F	0.10	4/4.5	ROH/S	04/12/12
<p>THIS IS IT! New construction in the historic core featuring four bedrooms and four and one half baths. Convenient to Main Street, the beach, or the Great Harbor Yacht Club from this well-appointed home. High-end finishes with great attention to detail. Expansive living areas inside and out. Finished shed perfect for remote office. Excellent rental potential.</p>										
LINK# 75595										
	S	\$1,725,000	Cliff - 6 Delaney Road	Spears	41/115	1F	0.42	6/3+	R1/SR1	04/17/12
<p>A Diamond in the rough. This spacious Nantucket home sits on a triple sized lot on quiet side street off Cliff Road. The house offers ample space to spread out in with 6 bedroom, a gracious yard and garden, and artists/writers studio w/ attached 1 car garage. The over sized deck off the back of the house is a lovely spot to enjoy the afternoon sun and alfresco dining. An unfinished attic has access to the widow's walk and could be converted into additional living space. There is ample room for expansion of the main house or construction of a second dwelling. Potential for subdivision into 2+ over sized lots.</p>										
LINK# 75831										
	S	\$1,850,000	Town - 25 Hussey Street	Damours	4234/54	1F	0.33	7/3	ROH/S	04/20/12
<p>Historic estate with beautiful trees on over 14,000 square feet in Residential Old Historic Nantucket. Property has much potential for expansion, additions and second dwelling. Long driveway leads to existing garage and shed. Living room with fireplace extends the length of the house. Gardens and grounds are a must see! House has been in family for several generations and well loved.</p>										
LINK# 74992										
	S	\$1,900,000	Dionis - 6 Eel Point Road	6 Eel Point Nominee Trust	40/63	1F	2.02	5/4	LUG2	04/25/12
<p>Located on two private acres surrounded by conservation land, this beautifully designed five bedroom home boasts custom details throughout. The expansive yard provides tons of space for fabulous outdoor entertaining and provides the option for future guest cottage and pool. Enjoy sparkling views of Nantucket Sound from your second floor deck. Conveniently located close to north shore beaches, town and conservation trails.</p>										
LINK# 74186										
	S	\$2,250,000	Polpis - 78 Polpis Road	Perry Charitable Remainder	44/257	1F	1.05	3/3.5	LUG1	04/13/12
<p>Surrounded by 60 acres of Conservation Land, this property has first and second floor panoramic views of the Harbor, Great Point and the moors. Included in the sale are HDC approved Lyman Perry plans for a four bedroom main house and two bedroom cottage. Septic design for alternative system for 6 bedrooms. Potential for a pool and/or tennis court.</p>										
LINK# 74677										
	S	\$2,387,500	Sconset - 2 Anne's Lane	Jeffrey Lee, Broker/owner	49/59.1	1F	0.48	3/2.5	SR-20	04/10/12
<p>Just one block from 'Sconset beach, this Lyman Perry designed home featured in Coastal Living Magazine is surrounded by beautifully landscaped lawns and gardens, and enjoys sweeping views of Sankaty Lighthouse and 'Sconset Trust conservation land. A large wrap-around covered porch and blue stone patio with pergola offer an additional 1,500 square feet of outdoor living and entertaining areas. Approximately 1,100 square feet of remaining ground cover for addition or 2nd dwelling. Lyman Perry schematic plans for an addition and sketches for detached guest house are included in documents.</p>										
LINK# 74145										

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$2,900,000	Sconset - 68 Baxter Road	No-Moor NT	49/47	1F	0.45	5/5.5	SR-20	04/10/12
<p>"Rosemoor" A gracious & sunny summer home thoughtfully renovated, keeping the original character and Sconset charm. Rosemoor offers many modern luxuries, high end finishes and fabulous details. Five spacious bedrooms with private baths, a multitude of living spaces, great outdoor living & a large yard. Designed for easy living for 2 or 9 in the summer or off season! Please ask about the special extras.</p>									
LINK# 74681									
	\$3,140,000	Town - 8 North Water Street	Rock Input, LLC	4242/0092.	1F	0.16	13/11	CDT	04/23/12
<p>Exceptionally located on one of the few remaining cobblestone streets in the heart of downtown just 2 blocks from the Harbor and Main Street, this stately Greek Revival home offers a beautifully manicured private yard and garden, water views and existing off-street parking with significant building expansion possibilities. Currently configured as 10 condominiums, ranging from studios to 2 bedrooms, it also has the potential to be a lovely single family home or 2 or more larger luxury condominiums with separate private entrances from both the street and garden. All ten condominiums are owned by one owner and being sold together. The</p>									
LINK# 76072									
	\$3,265,000	Town - 2 Cliff Road	2 Cliff Road RT	4243/19	1F	0.12	5/5.5	ROH/S	04/13/12
<p>This exquisite antique was originally built in 1767 by Joseph Swain. Meticulously restored windows, mantles and antique pine floors are just some of the features that preserve the integrity of this historic home. One not to be missed! \$153,000 in gross rental income for 2011.</p>									
LINK# 74696									
	\$6,700,000	Shawkemo - 18 Rabbit Run Road	Rabbit Run, LLC	43/176	1F	0.88	5/5.5	LUG3	04/13/12
<p>New, extraordinarily well finished home with magnificent views of Nantucket Harbor, town, Coatue and inlet from almost every room as well as pool, patio and porch. Beautiful, custom paneling and moldings throughout and every square foot is done in the best possible quality and taste. This flawless property is just being completed and is the finest new offering on the market.</p>									
LINK# 74781									
	\$7,747,500	Shawkemo - 59 Shawkemo Road	ACK1 Realty LLC	44/130	1F	2.90	8/8+	LUG3	04/02/12
<p>Beautiful Polpis compound on three rolling acres, offering water views of Nantucket Harbor, Coatue and Great Point in the distance. Main dwelling is built atop a knoll with pool and pool house down in front, and guest house and tennis court in a protected hollow. The very highest quality finishes available and a nice open floor plan for entertaining and family living.</p>									
LINK# 76076									

Records: 29

*Listings: 29

AVERAGE SELLING PRICE: \$1,674,284 * MEDIAN SELLING PRICE: \$1,025,000 * AVERAGE DOM: 212