

Price: \$7,450,000 Address: 10,12,14 Squam Road

Area: Squam

Owner: SLAN LLC

Type: Land Status: Sold
Map/Parcel: 21/45/57/148 Lot #: 2/3/4
Zoning: LUG2 Lot Size (SF): 476,779
Deed: 22482 Lot Size (A): 10.9450
Wtr Frontage: None Plan: 9168C
Water View: Ocean Water: Well
Other View: Pond Sewer: Septic

Sale Date: 8/30/2011 Original Price: \$10,675,000
Sale Price: \$5,150,000



It's All About the View! This rare parcel of almost 11 wooded acres has been in the ownership of one family for decades. The parcel extends over 800 feet from Squam Road to an extremely high elevation that, from grade level, affords panoramic views over Sesachacha Pond, Sankaty Light and the Atlantic Ocean. A simple summer cottage occupies the middle lot of this recent three parcel sub-division. This is the perfect opportunity to build your compound with pool and tennis court on an incredibly private site.

Other Property and Parcel Info

of Lots: 3
Septic #of Bedrooms:
Land Features: None

Other Comments

None

Easements

Doc 4978 Utility easement

Taxes

Assessment Year: 2011
Land Assessment: \$4,985,500
Estimated Taxes: \$18,359



Price: \$5,975,000 Address: 7 Huckleberry Lane Area: Dionis Owner: Crockett

Type: Single Family Status: Sold
 Map/Parcel: 36/60 Lot #: 1
 Zoning: LUG2 Lot Size (SF): 85,881
 Deed: 00819/0297 Lot Size (A): 1.9700
 Wtr Frontage: Oceanfront Plan: 51-Q
 Water View: Ocean Water: Well
 Other View: Ocean Sewer: Septic
 Year Built: 1970 Rooms: 5
 Remodeled: 2003 Beds/Baths: 3/1
 Furnished: Un-Furnished
 Second Dwelling: Potential



 Sale Date: 4/5/2011 Original Price: \$5,975,000
 Sale Price: \$5,300,000

A rare remaining sand-in-your-shoes beach cottage with a great front deck to take in the views and watch the ferry pass. This last vestige of the old "Port of Dionis" sits atop a knoll overlooking the rolling dunes that lead to the beach and Nantucket Sound. Fabulous existing 1st floor views. A genuine beach cottage with excellent rental history. 2 acre lot with an 8 bedroom septic. Room for expansion and new construction.

Basement: Crawl

1st Floor: Open living with fireplace and full glass doors to large deck overlooking views. Kitchen, dining and hall to 3 bedrooms and full bath. A genuine beach cottage with old fashion charm and excellent rental history. Attached shed.

Other Structures: Storage shed

Second Dwelling: Property has substantial expansion potential for new construction and 2nd dwelling.

Building Information

First Floor Bedrooms: 3
 Heating: Electric
 Fireplaces: 1
 Floors: Wood
 Yard: Yes
 Parking: Yes
 Foundation: Block
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Patio

Appliances and Other Amenities

Stove: Yes
 Refrigerator: Yes
 Dishwasher: No
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Outdoor Shower

Taxes and Fees

Assessment Year: 2010
 Building Assessment: \$228,100
 Land Assessment: \$5,774,000
 Total Assessment: \$6,002,100
 Estimated Taxes: \$17,462

Condo Fees: \$0
 Condo Fees Include:

Easements

Right to pass on foot along the rutted way; in favor of lots 3 & 4 on Plan 51-Q.

Other Comments

Great Dionis location off Eel Point Road just past Dionis Beach Road. Unobstructed views over dunes to Nantucket Sound. Property abuts Nantucket Island Land Bank property on the East. Existing septic system is 8 bedrooms. 4% ground-cover allows for over 2,000 sqft of additional footprint (expansion/new construction, guest cottage and appurtenant out-buildings) as desired on the lot.







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Nantucket, Massachusetts 02554

Penny Dey
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Price: \$5,995,000 Address: 4 Monomoy Road

Area: Monomoy

Owner: Ross

Type: Single Family Status: Sold
 Map/Parcel: 55/67 Lot #: 4
 Zoning: LUG1 Lot Size (SF): 76,230
 Deed: 2633 Lot Size (A): 1.7500
 Wtr Frontage: None Plan: 7302-C
 Water View: Harbor Water: Town
 Other View: Pastoral Sewer: Town
 Year Built: 1995 Rooms: 12
 Remodeled: Beds/Baths: 8/6.5
 Furnished: Un-Furnished
 Second Dwelling: Existing



 Sale Date: 8/30/2011 Original Price: \$6,995,000
 Sale Price: \$5,335,000

Spectacular views over Nantucket Harbor, nestled in with complete privacy. Main House, Guest House and Garage. Heated Pool, Tennis Court, large yard & gardens complete this beautiful property.

1st Floor: Entry hall opens to large living room with fireplace and two sitting areas. Dining area and French doors open to large deck with outstanding views across the creeks and harbor. Kitchen with sitting area, laundry room. Bedroom with shower, two bedrooms that share a hall bath with tub/shower. Den and half bath.

2nd Floor: Master bedroom suite and deck with great views. Bedroom with hall bath. Bedroom with private bath.

Second Dwelling: 2 car garage. Upstairs: Living, dining, kitchen area and door to deck. Two bedrooms and full bath.

Building Information

First Floor Bedrooms: 3
 Heating: Gas\FHA
 Fireplaces: One
 Floors: Tile/Wood/Carpet
 Yard: Yes
 Parking: Yes
 Foundation: Concrete
 Lead Paint: No
 Recreation and Outdoor: Deck, Garden, Private Pool, Private Tennis
 Spaces: Court

Appliances and Other Amenities

Stove: Yes
 Refrigerator: Yes
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Disposal, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2010
 Building Assessment: \$2,047,300
 Land Assessment: \$3,026,700
 Total Assessment: \$5,074,000
 Estimated Taxes: \$18,165

Condo Fees: \$0
 Condo Fees Include:

Easements

See deed

Other Comments

None









Price: \$6,395,000 Address: 22 Capaum Pond Road Area: Cliff Owner: Luth/Wyatt

Type: Single Family Status: Sold
 Map/Parcel: 40/11&12 Lot #: 7
 Zoning: LUG2 Lot Size (SF): 50,196
 Deed: BK843 Lot Size (A): 1.1500
 Pg285
 Wtr Frontage: None Plan: 36322-A
 Water View: Sound Water: Well
 Other View: Pond Sewer: Septic
 Year Built: 2005 Rooms: 16
 Remodeled: Beds/Baths: 5/6+
 Furnished: Un-Furnished
 Second Dwelling: None



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 Sale Date: 6/6/2011 Original Price: \$6,995,000
 Sale Price: \$5,500,000

Commanding Views of Nantucket Sound! High on a knoll overlooking Capaum Pond and Nantucket Sound, this Lyman Perry designed home is perfectly sited to capture the magnificent views of both Pond and Ocean. This is undoubtedly one of the best locations to watch the sunrise and sunset; nearly every room in this immaculate property has stunning water views. Access to decks, patios and porches, allows for easy indoor-outdoor entertaining. Conveniently located off of Cliff Road, this area was home to Nantucket's original Harbor and the Town of Sherburne.

Basement: The lower level features an AuPair or In-Law Suite with full bathroom. There is a spacious laundry center with built-ins, as well as a large TV room. A state of the art mechanical room is also on this level.

1st Floor: The front entrance is through a gracious entry foyer with a Compass Rose pointing to stellar views of the Sound. To the left of the main foyer is a bedroom wing with two suites, each with full tiled baths and views of the Sound. To the right is a powder room and directly ahead the Dining Room, featuring custom painted Kevin Paulsen murals, built-in china closets and French doors leading to the wrap-around porch. From the dining room continue on to the eat-in chef's kitchen with top of the line appliances, built-in banquette and wonderful views of Nantucket Sound and Great Point. An adjoining TV room/children's activity room can be closed off by sliding glass doors. The back entry from the kitchen has a generous mudroom which leads to the Patio and Garage/Studio.

2nd Floor: Commodious Master Suite features east & west decks from which to enjoy Sunset or Sunrise views, as well as a dressing room and large marble bathroom with Spa Tub and oversized shower. Also on this level are the Great Room / Living Room with fireplace, huge ocean views and french doors lead to a large deck. Adjacent to the Great Room is a wet bar with sub-zero wine coolers, dishwasher drawers, microwave and subzero refrigerator. A powder room and reading room complete this floor.

3rd Floor: A delightful aerie, also with great views, with built-in bunks, clever storage, tiled bathroom and an office/craft area.

Other Structures: The rose-covered garage features an upstairs studio and full bathroom. This space is currently utilized as his/her office space which is fully wired for business purposes, has numerous built-ins, and enjoys commanding views of Capaum Pond and the Sound.

Building Information

First Floor Bedrooms: 2
 Heating: None
 Fireplaces: 1
 Floors:
 Yard: yes
 Parking: yes
 Foundation: Poured concrete
 Lead Paint: Unknown
 Recreation and Outdoor Deck, Patio, Porch
 Spaces:

Appliances and Other Amenities

Stove: Wolf
 Refrigerator: Subzero
 Dishwasher: Bosch
 Washer: Kenmore Elite Quietpak
 Dryer: Kenmore Elite Quietpak
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Insulation, Irrigation,
 Outdoor Shower

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$2,409,900
 Land Assessment: \$2,985,900
 Total Assessment: \$5,395,800

Easements

9' Abutter's Way - See Deed.

Other Comments

None



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Estimated Taxes: \$18,895

Condo Fees: \$0

Condo Fees Include:



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Main House and Studio Garage



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Dining Room Overlooking the Sound



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Views to Great Point from the Kitchen Sink



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Guest Room Suite with Ocean Views



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Guest Room Suite With Ocean Views and
Porch Access



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Great Room with Beathtaking Sound Views



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Great Room with Butler's Pantry



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Master Bedroom Suite with Full East to West
Views of the Sound



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Master Bath



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Third Floor Bedroom with Spectacular Views



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Capaum Pond and Great Point -
View From Yard



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Front Entry - Custom Painted
Compass Rose



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Price: \$7,500,000 Address: 28 Gardner Road Area: Shimmo Owner: Lefevre

Type: Single Family Status: Sold
 Map/Parcel: 43/131/132 Lot #: 43,99,101
 Zoning: LUG1 Lot Size (SF): 141,825
 Deed: C0022876 Lot Size (A): 3.2500
 Wtr Frontage: None Plan: 11461
 Water View: Harbor Water: Well
 Other View: Sound Sewer: Septic
 Year Built: 1960 Rooms: 15
 Remodeled: 1962 Beds/Baths: 8/5
 Furnished: Un-Furnished
 Second Dwelling: Existing



 Sale Date: 3/8/2011 Original Price: \$8,500,000
 Sale Price: \$5,575,000

Finally a property where you don't have to choose between the quiet beauty of the rolling moors and the breath-taking grace of the Harbor. "High Ridge" sits on one of the most elevated sites in Shimmo, on three plus acres of unadulterated moors, giving way to views from Town, Coatie and the Upper Harbor. The property is comprised of three plus acres that may be divided to allow for another building site. The main house has a wall of picture windows to frame the view and the house's one story floor plan makes living easy. A substantial guest cottage, added in 1986, has many tall windows and a cathedral ceiling create an uncanny sense of spaciousness. Ownership of "High Ridge" offers all the advantages of membership in the Shimmo Association which includes beach access and mooring site for bathing and boating.

Basement: The basement runs approx. 3/4 of the length of the house. Sauna.

1st Floor: A large gracious entry provides for views directly through the living area and out to Coatie, the Upper Harbor, the Sound and Town in the distance. The Living Room is spacious and includes a fireplace. There is a formal Dining Room, fully appointed Kitchen and informal eating area that has a fireplace. A rear hallway leads to the basement stairway, a bedroom with bath (shower), and two additional rooms that have a back entry. The main hallway has two more bedrooms sharing a hall bath (tub/shower). Laundry room. The master suite is bright and includes a dressing room and expansive bath with separate tub and shower. Attached two car garage, and attic area.

2nd Floor: Spacious attic for storage.

Second Dwelling: Built in 1986, this charming second dwelling is accessed by a catwalk and has wonderful views from the living area through large picture windows. A cathedral ceiling, fireplace and custom woodworking details add to this room's appealing feel. The kitchen has an eating area which opens out to the deck. The lower level has three bedrooms, two baths, a laundry area and doorway to an outdoor shower.

Building Information

First Floor Bedrooms: 5
 Heating: Oil\FHW
 Fireplaces: Three
 Floors: Pine, Carpet and Linoleum
 Yard: Expansive
 Parking: Yes
 Foundation: Block
 Lead Paint: Unknown
 Recreation and Outdoor: Deck, Garden, Patio
 Spaces:

Appliances and Other Amenities

Stove: Electric
 Refrigerator: Yes
 Dishwasher: Yes
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Insulation, Irrigation, Outdoor Shower

Taxes and Fees

Assessment Year: 2009
 Building Assessment: \$1,077,600
 Land Assessment: \$8,445,900
 Total Assessment: \$9,523,500
 Estimated Taxes: \$19,995

Easements

Driveway

Other Comments

None

Condo Fees: \$0
 Condo Fees Include:



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the View!



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Price: \$6,750,000 Address: 18 Lincoln Circle

Area: Cliff Owner: Wheelhouse Realty Trust

Type: Single Family Status: Sold
Map/Parcel: 30/115 Lot #: 42
Zoning: R1/SR1 Lot Size (SF): 16,532
Deed: 00197/054 Lot Size (A): 0.3800
Wtr Frontage: None Plan: 22
Water View: Harbor Water: Town
Other View: Sound Sewer: Town
Year Built: 1888 Rooms: 11
Remodeled: Beds/Baths: 7/2+
Furnished: Un-Furnished
Second Dwelling: Potential



Sale Date: 10/14/2011 Original Price: \$6,750,000
Sale Price: \$5,995,000

"Wheelhouse" - Fabulous Victorian antique on an oversized lot. This bright and sunny summer home offers ample room for expansion and potential for subdivision. Ideally located across from Steps Beach. Harbor and Sound views from many rooms.

1st Floor: Front living room; informal back sitting room; Formal front dining room with entry to partially enclosed side porch; Basic kitchen with gas stove; Utility room with washer/dryer and half bath; Door to yard and also back stairway to the second floor.

2nd Floor: Two front bedrooms; Hall half bath; Bedroom with access to full bathroom also accessible from the hallway; Fourth bedroom.

3rd Floor: Three bedrooms each with views out to the Harbor and beyond to Coataue. Central sitting room with vaulted ceilings. Bath with claw tub.

Building Information

First Floor Bedrooms: 0
Heating: Electric
Fireplaces: Yes
Floors: Pine
Yard: Large
Parking: Ample
Foundation: Brick Piers
Lead Paint: Yes
Recreation and Outdoor: None
Spaces:

Appliances and Other Amenities

Stove: Gas
Refrigerator: Yes
Dishwasher: Yes
Washer: Yes
Dryer: Yes
Tv Service: Cable
Amenities: None

Taxes and Fees

Assessment Year: 2011
Building Assessment: \$966,300
Land Assessment: \$1,892,300
Total Assessment: \$2,858,600
Estimated Taxes: \$10,530

Easements

Other Comments

None

Condo Fees: \$0
Condo Fees Include:







Price: \$6,750,000 Address: 3 Sherburne Turnpike Area: Cliff Owner: Walsh

Type: Single Family Status: Sold
 Map/Parcel: 30/114 Lot #: 7
 Zoning: R1/SR1 Lot Size (SF): 11,459
 Deed: 21821 Lot Size (A): 0.2600
 Wtr Frontage: None Plan: 15367-D
 Water View: Sound Water: Town
 Other View: None Sewer: Town
 Year Built: 1996 Rooms: 10
 Remodeled: Beds/Baths: 5/5+
 Furnished: Un-Furnished
 Second Dwelling: None



 Sale Date: 8/12/2011 Original Price: \$6,750,000
 Sale Price: \$6,450,000

Gracious 5 bedroom 5 full and 2 half bath home located in the Cliff area. Designed by Botticelli and Pohl for elegant yet comfortable family living with great attention to detail. Detached garage with second floor studio and bath. Convenient access to "Steps Beach" and town.

Basement: Crawl

1st Floor: Spacious two-story entry opens to a grand living room with coffered ceiling, floor to ceiling windows, fireplace, numerous built-ins and two sets of French doors to access the rear and side porch. Open dining area with door to side porch and stone patio. Granite counter with ice machine, compact refrigerator and glass storage. Large, bright family kitchen with granite counters and oversized island with butcher block top. Built-in desk. Mudroom/laundry with farmer's sink, great storage and powder room. Cozy library with built-ins and French doors to porch and yard. Powder room. Hall cedar garment closet. Private guest bedroom with bath and shower opens to front porch.

2nd Floor: Charming landing with access to roof walk. Bedroom with built-in bureau. Full bath with clawfoot tub and tiled shower. Master bedroom with fireplace, window seats and private balcony. Walk-in closet, built-in bureau. Master bath with two pedestal sinks and tiled shower. Bedroom has bath with tiled shower. Bedroom with balcony and bath containing double vanity and tiled shower.

Other Structures: Detached garage with finished studio and bath above.

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHA
 Fireplaces: 2
 Floors: Wood
 Yard: Yes
 Parking: Yes
 Foundation: Yes
 Lead Paint: No
 Recreation and Outdoor Deck
 Spaces:

Appliances and Other Amenities

Stove: Thermador
 Refrigerator: SubZero
 Dishwasher: Bosch
 Washer: Maytag
 Dryer: Maytag
 Tv Service: Cable
 Amenities: Alarm, Central A/C, Disposal, Insulation, Outdoor Shower

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$1,962,400
 Land Assessment: \$2,500,900
 Total Assessment: \$4,463,300
 Estimated Taxes: \$16,447

Easements

Other Comments

Excluded from the sale are the chandelier in the foyer and matching sconces on first and second floor.

Condo Fees: \$0
 Condo Fees Include:







Price: \$6,865,000 Address: 7 Huckleberry Lane Area: Dionis Owner: Ruder

Type: Single Family Status: Sold
 Map/Parcel: 36/60 Lot #: 1
 Zoning: LUG2 Lot Size (SF): 85,881
 Deed: 00819/0297 Lot Size (A): 1.9700
 Wtr Frontage: Oceanfront Plan: 51-Q
 Water View: Ocean Water: Well
 Other View: Ocean Sewer: Septic
 Year Built: 1970 Rooms: 5
 Remodeled: 2003 Beds/Baths: 3/1
 Furnished: Un-Furnished
 Second Dwelling: Potential



 Sale Date: 9/9/2011 Original Price:
 Sale Price: \$6,865,000

Not Listed in LINK.

A rare remaining sand-in-your-shoes beach cottage with a great front deck to take in the views and watch the ferry pass. This last vestige of the old "Port of Dionis" sits atop a knoll overlooking the rolling dunes that lead to the beach and Nantucket Sound. Fabulous existing 1st floor views. A genuine beach cottage with excellent rental history. 2 acre lot with an 8 bedroom septic. Room for expansion and new construction.

Other Structures: Storage shed

Second Dwelling: Property has substantial expansion potential for new construction and 2nd dwelling.

Building Information

First Floor Bedrooms: 3
 Heating: Electric
 Fireplaces: 1
 Floors: Wood
 Yard: Yes
 Parking: Yes
 Foundation: Block
 Lead Paint: No
 Recreation and Outdoor Spaces: Deck, Patio

Appliances and Other Amenities

Stove: Yes
 Refrigerator: Yes
 Dishwasher: No
 Washer: Yes
 Dryer: Yes
 Tv Service: Cable
 Amenities: Outdoor Shower

Taxes and Fees

Assessment Year: 2010
 Building Assessment: \$228,100
 Land Assessment: \$5,774,000
 Total Assessment: \$6,002,100
 Estimated Taxes: \$17,462

Easements

Right to pass on foot along the rutted way; in favor of lots 3 & 4 on Plan 51-Q.

Other Comments

None

Condo Fees: \$0
 Condo Fees Include:







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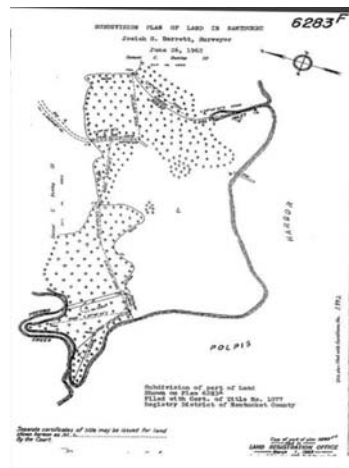
Penny Dey
508-221-0801











Price: \$14,200,000 Address: 199 Eel Point Road

Area: Dionis Owner: Eel Point Sunset NT

Type: Single Family Status: Sold
 Map/Parcel: 38/33 Lot #: C&3
 Zoning: LUG2 Lot Size (SF): 102,216
 Deed: 21649 Lot Size (A): 2.3400
 Wtr Frontage: Harborfront Plan: 12330-A
 Water View: Harbor Water: Well
 Other View: Distant Harbor Sewer: Septic
 Year Built: 2008 Rooms: 12
 Remodeled: Beds/Baths: 6/6+
 Furnished: Un-Furnished
 Second Dwelling: Existing



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 Sale Date: 10/25/2011 Original Price: \$14,200,000
 Sale Price: \$11,800,000

Nantucket as it should be... Outstanding contemporary beachfront house & cottage with private access to Madaket Harbor. Thoughtfully designed and beautifully crafted blending contemporary lines with a traditional Nantucket aesthetic. Details like recycled volcanic stone flooring, 150 year old reclaimed barn beams, mushroom wood, and custom stone masonry contribute to the character of this unique property. 2 boat moorings and a front row seat for the island's best sunsets. Fabulous views throughout the house.

Basement: Magnificent wine cellar with limestone racks. Great uplighting from the stone floor. Guest suite with separate entrance. Media room, storage room, laundry. Radiant floor heat, water purification system, generator.

1st Floor: Open kitchen, living, & dining areas with water views and stone fireplaces on both ends. Fabulous cook's kitchen with two ovens, gas range, double Sub Zeros, custom cabinets and island seating. Separate wing with master suite. Private patio and outdoor shower off suite. Screen porch off kitchen with adjacent stone patio and outdoor fireplace.

2nd Floor: Sitting area overlooking living room and kitchen. Guest bedroom with full marble bath. Office/bedroom with stone fireplace and full bath.

Other Structures: Garage can be converted to a guest studio. HDC approved.

Second Dwelling: Great guest cottage with living room and patio looking out to Madaket Harbor. Two bedrooms, laundry, kitchen and living with a fireplace. Full finished basement with separate entrance.

Building Information

First Floor Bedrooms: 3
 Heating: Oil/FHA
 Fireplaces: 6
 Floors: Wood, Recycled Volcanic Stone
 Yard: Yes
 Parking: Yes
 Foundation: Poured
 Lead Paint: No
 Recreation and Outdoor: Deck, Garden, Patio, Porch
 Spaces:

Appliances and Other Amenities

Stove: Blue Star Gas Stove, Miele Oven
 Refrigerator: 2 Sub Zero Refrigerators, 1 set Sub Zero drawers
 Dishwasher: 2 Miele
 Washer: 2 Bosch, 2 Miele
 Dryer: 2 Bosch, 2 Miele
 Tv Service: Cable
 Amenities: None

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$1,262,700
 Land Assessment: \$4,797,900
 Total Assessment: \$6,060,600
 Estimated Taxes: \$22,337

Condo Fees: \$0
 Condo Fees Include:

Easements

See Deed; no-build and buffer zones.

Other Comments

Seller is a licensed MA real estate broker. Eight bedroom septic system. Two locations on site for future pool.



Main House Kitchen



Main House Living Room



www.linknantucket.com
Main House Dining Area



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www.linknantucket.com
View From Dining Area to Living Room



www.linknantucket.com
Main House Master



www.linknantucket.com
Main House Master



www.linknantucket.com
View From Second Floor Sitting Area



www.linknantucket.com
Second Floor Bedroom



www.linknantucket.com
Second Floor Bedroom



www.linknantucket.com
Second Floor Guest Bath



www.linknantucket.com
Wine Cellar



www.linknantucket.com
Main House Lower Level Guest Room



www.linknantucket.com
Main House Lower Level Guest Room



www.linknantucket.com
Guest House Kitchen



www.linknantucket.com
Guest House Living Room



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Guest House Bedroom



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Guest House Second Floor



www.linknantucket.com
Guest House Bedroom



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Guest House Lower Level



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Guest House Lower Level



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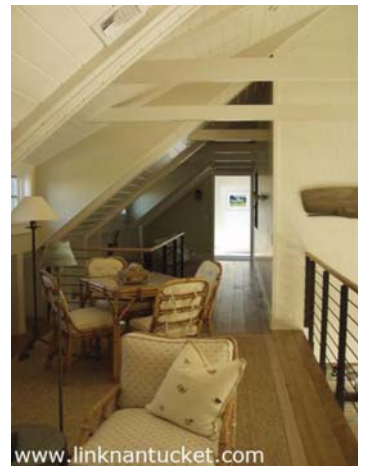
www.linknantucket.com
Hallway and Powder Room



www.linknantucket.com
Master Bath



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Master Bath



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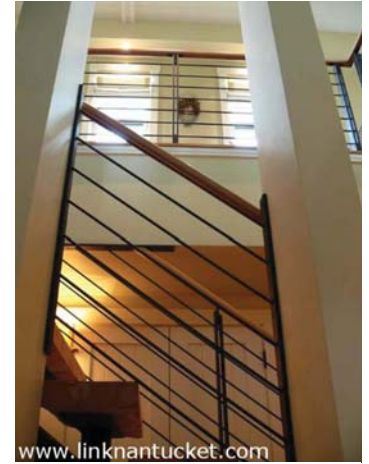
www.linknantucket.com
Second Floor Sitting Area



www.linknantucket.com
Wine Cellar



www.linknantucket.com
Lower Level Hall



www.linknantucket.com
Lower Level Staircase



www.linknantucket.com
Guest House Bath

Price: \$15,500,000 Address: 0 Chase Links

Area: Cliff Owner: Reed Pond Nominee Trust

Type: Land Status: Sold
 Map/Parcel: TBA/TBA Lot #: 10/15 respectively
 Zoning: LUG2 Lot Size (SF): 397,610
 Deed: 11073 Lot Size (A): 9.1200
 Wtr Frontage: Oceanfront Plan: 11892-
 Water View: Ocean Water: Town
 Other View: Sound Sewer: Septic

Sale Date: 6/22/2011 Original Price: \$17,500,000
 Sale Price: \$12,625,000



9+ acre oceanfront estate lot off Cliff Road adjacent to over 66 acres of conservation land. One of the rarest and finest offerings of waterfront real estate on Nantucket Island, boasting elevations from 26-50 feet above sea level with commanding views of the water and boats sailing between the islands and Cape Cod. Exceptional waterfront land with a sandy beach, mooring rights and over 312 feet of frontage along the calm waters of Nantucket Sound. This parcel has two building envelopes providing ample room for a spacious Main House and Guest Cottage both sites offer stunning views from ground level. Imagine the water views from your second floor deck?

Other Property and Parcel Info

of Lots: 1
 Septic #of Bedrooms:
 Land Features: None

Taxes

Assessment Year: 2010
 Land Assessment: \$0
 Estimated Taxes: \$0

Other Comments

Newly subdivided from a 43 acre waterfront parcel held within the same family for over 100 years and now awaiting a new steward. This property will appeal to the conservation minded buyer who appreciates a tranquil and pristine setting as 32 acres of the original parcel have been dedicated to conservation to preserve the scenic and natural landscape. A conservation restriction helps to protect a variety of wildlife including the Northern Harrier Hawk and indigenous plants while still providing for two building and landscape envelopes to create your dream house for generations to come. Con com approval for steps to the beach. Ample room for a swimming pool.

Easements

Driveway Easement, Conservation Restrictions, Conservation management plan and architectural review
 See Broker for details



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Chase Links & Reed Pond



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Chase Links



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View from Southern Building Site



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Miles of sand.....



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Private Beach



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Summer Views



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Reed Pond Cottage



Cliff Area Map

Price: \$17,000,000 Address: 15 East Tristram Avenue Area: Dionis Owner: Jackson/Willauer

Type: Single Family Status: Sold
 Map/Parcel: 31/4 Lot #: 1
 Zoning: LUG2 Lot Size (SF): 185,566
 Deed: 00/00/00 Lot Size (A): 4.2600
 Wtr Frontage: None Plan: 1
 Water View: None Water: Town
 Other View: None Sewer: Town
 Year Built: 1933 Rooms: 10
 Remodeled: Beds/Baths: 5/6
 Furnished: Un-Furnished
 Second Dwelling: None



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 Sale Date: 11/17/2011 Original Price: \$17,000,000
 Sale Price: \$17,000,000

Not listed in LINK

Second Dwelling: 3 other houses/structures on property

Building Information

First Floor Bedrooms: 0
 Heating: Gas\FHW
 Fireplaces:
 Floors:
 Yard:
 Parking:
 Foundation:
 Lead Paint: Unknown
 Recreation and Outdoor: None
 Spaces:

Appliances and Other Amenities

Stove:
 Refrigerator:
 Dishwasher:
 Washer:
 Dryer:
 Tv Service: None
 Amenities: None

Taxes and Fees

Assessment Year: 2011
 Building Assessment: \$10,031,700
 Land Assessment: \$5,302,700
 Total Assessment: \$15,334,400
 Estimated Taxes: \$0

Easements

Other Comments

None

Condo Fees: \$0
 Condo Fees Include:

