








	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$1,200,000	Polpis - 25 North Pasture Lane	Twenty Five North Pasture	44/75	L	0.95	-	LUG3	10/02/12
<p>Privacy in Polpis. This wonderful lot located on North Pasture Lane is an excellent opportunity to create a Nantucket home with exceptional views of the Moors and Polpis Harbor. Enjoy the summer breezes of the island as this property sits high above the abutting conservation land which allows for much protection. North Pasture Lane is located near the Polpis bike path with easy access to the eastern part of Nantucket as well as to Main Street. The is an opportunity not to be missed!</p>										
LINK# 76440										
	S	\$1,600,000	Polpis - 315 Polpis Road	M&T Bank	0025/006	1F	4.10	5/3.5	LUG3	01/05/12
<p>Hollywood Farm is truly an island gem. Built in the 1870's, it was owned by the well-known Nantucket Starbuck and Swain families. In 1908, Fred Maglathlin purchased the property, dubbed it "Hollywood Farm" and ran it successfully for 75 years. It was the largest working farm on the island. Today over 200 abutting acres are owned by Nantucket Conservation Foundation. The present property now includes the original farmhouse and barn, a charming one bedroom guest cottage, a separate music studio, a lovely fenced-in perennial garden and mature plantings which create a private and enjoyable setting. As a result, the property is a must see for all Nantucket home buyers. It is a true gem and a rare opportunity to own a piece of the island's history.</p>										
LINK# 75419										
	S	\$1,638,000	Polpis - 5 Moors End Lane	Seadog 2008 Revocable	43/219	1F	0.55	4/3.5	LUG1	10/26/12
<p>Open, Airy, Peaceful...Enjoy summer sunsets and breezes from the private back deck or screened-in porch, and off-season warmth by the raised stone hearth in this thoughtfully designed and quality-built 4 bedroom home with multiple living spaces, 2 large master suites, attached 2-car garage, full basement, private office/studio, spacious yard...all on a quiet cul de sac with nearby Land Bank conservation land, walking trails, and breathtaking moors.</p>										
LINK# 76295										
	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	\$2,300,000	Polpis - 24 Fulling Mill Road	Collins	27/21	1F	3.01	4/2.5	LUG3	12/28/12
<p>Not listed in LINK</p>										
LINK# 77064										
	S	\$7,850,000	Polpis - 183 Polpis Road	Meadow	45/5	1F	5.98	6/8+	LUG3	06/01/12
<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>										
LINK# 74872										

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$19,000,000	Polpis - 243 Polpis Road	Norwood Farm Trust	46/1	L	220.00	-	LUG3	12/28/12
<p>220-pristine acres of Nantucket's finest landscape! Norwood Farm is the largest undeveloped privately owned and unrestricted property on the island. The land is in the center of a signature conservation area called the Middle Moors. It is bordered primarily by 3 large protected parcels and has roads long used by the public along three of its sides. The varying topography, with elevations from 10-feet to more than 50-feet, offers sweeping views within the property, as well as of the surrounding moors. Additionally, Polpis Harbor can be seen from the western uplands. Its expansive views combine with its open uplands to give one a sense of solitude and distance. A network of old farm roads has been provided to access the property and make routine recreational activities convenient. The property is</p>									
<p>LINK# 76673</p>									

Records: 7 *Listings: 7

AVERAGE SELLING PRICE: \$5,119,714 * MEDIAN SELLING PRICE: \$2,250,000 * AVERAGE DOM: 157