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	\$600,000	Cliff - 1 Delaney Road	Derrymore Equities LLC	41/125	L	0.11	-	R1/SR1	06/01/12
Wonderful lot in the Cliff area with 1,500 square feet of ground cover available. Located just minutes from Steps beach, Town, and the Westmoor Club.									
LINK# 75026									
	\$600,000	Cliff - 13 Derrymore Road	Derrymore Equities LLC	41/125	L	0.11	-	R1/SR1	06/01/12
Wonderful corner lot in the Cliff area with 1,500 square feet of ground cover available. Located just minutes from Steps beach, Town, and the Westmoor Club.									
LINK# 75027									
	\$655,000	Cliff - 6 Derrymore Road	Kenyon	41/245	1F	0.09	2/1	R1/SR1	02/21/12
In the same family for three generations, this solid bungalow style home with detached garage is in an excellent location at the west side of town close to north shore beaches. Offers a variety of expansion options.									
LINK# 75735									
	\$700,000	Cliff - 11R #3 Crooked Lane	MSPCA	41/205	L	1.84	-	LUG2	09/20/12
Newly established common driveway will lead to this lovely wooded lot off of the Cliff area. Convenient to walking into Town thru West Chester Street, ext., and beach access through the Cliff and Dionis areas.									
LINK# 76171									
	\$775,000	Cliff - 11R #1 Crooked Lane	MSPCA	41/205	1F	1.86	3/2	LUG2	09/20/12
Located right off the Cliff area along Crooked Lane, this nice 2 acre parcel includes a simple three bedroom Cape Style home.									
LINK# 76177									
	\$895,000	Cliff - 11R #4 Crooked Lane	MSPCA	41/205	L	1.84	-	LUG2	09/20/12
Newly established common driveway leads to this lovely wooded lot off of the Cliff area. Convenient to Town thru West Chester Street, ext. or to the Cliff and Dionis beaches.									
LINK# 76172									







S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$950,000	Cliff - 11R #5 Crooked Lane	MSPCA	41/205	L	1.84	-	LUG2	09/20/12
<p>Pastoral views are possible from this lovely wooded parcel that will be accessed thru a new common driveway from Crooked Lane which is soon to be constructed. Convenient to Town thru West Chester Street, ext. or to the Cliff and Dionis beaches.</p>									
LINK# 76174									
	\$950,000	Cliff - 11R #7 Crooked Lane	MSPCA	41/205	L	2.21	-	LUG2	09/20/12
<p>This lovely lot offers a stunning pastoral view over conserved land from a natural rise. The lot will be accessed thru a new common driveway to be soon constructed from Crooked Lane. Town or the beaches from the Cliff or Dionis areas are easily reached from this convenient location.</p>									
LINK# 76176									
	\$995,000	Cliff - 1 Derrymore Road	Stendahl	41/135	1F	0.22	3/1.5	R1/SR1	12/07/12
<p>Charming cottage in the Cliff area on oversized lot. House is bright and sunny and offers multiple outdoor living spaces, with plenty of expansion potential. Special features include a fireplace, board and batten doors and a labyrinth.</p>									
LINK# 76786									
	\$1,060,000	Cliff - 11 Crooked Lane	MSPCA	41/205 part	Com	5.06	0/4		06/01/12
<p>Sale represented a portion of the total acreage. Not Listed in LINK</p>									
LINK# 76479									
	\$1,225,000	Cliff - 84 Center Street	Schaffer	4243/15	1F	0.07	4/3	ROH/S	09/07/12
<p>Unbeatable Location and Amazing Potential! Historic barn circa 1886 has been in the same family for many generations. Updated in 1971, the four bedroom three bath architecturally interesting structure has potential to become a unique and special home only steps to Cliff Road, Brant Point, and the heart of Town. Lovely rear yard makes the package even more rare! Excellent opportunity for end user or investor in a top grade location. A must see !</p>									
LINK# 76422									
	\$1,500,000	Cliff - 11R #6 Crooked Lane	MSPCA	41/205	L	4.86	-	LUG2	12/27/12
<p>Stunning pastoral views over conserved land are offered from this gorgeous lot. The lot will be accessed thru a new common driveway off of Crooked Lane, which is soon to be constructed. Town or the beaches from the Cliff or Dionis areas are easily reached from this convenient location.</p>									
LINK# 76175									

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$1,625,000	Cliff - 38 Cliff Road #	Longwood Partners Ltd	4244/0043	1F	0.22	5/3	ROH/S	12/14/12
<p>Classic antique home and guest cottage set on an oversized lot on Cliff Rd. This property is everything summers on Nantucket used to be. With a peek of the Harbor from the second floor, plenty of off-street parking, a large yard and sunny deck, and mere minutes to the heart of Town and pristine Nantucket Sound beaches, this property should be seen by classicists and renovators alike.</p>										
LINK# 77033										
	S	\$1,641,500	Cliff - 30 Pilgrim Road	Prestandrea	41/96	1F	0.46	4/4	R-20	11/01/12
<p>"30 Pilgrim Road Sanctuary" features a pastoral setting, south western exposure to view stunning sunsets and evening stars, a moments walk to Nantucket's newest bicycle path and Westmoor Club, charming stroll to Steps Beach, and to Nantucket Town. Immaculate four bedroom house with, open, light and bright living areas, and large easily accessible deck for sunning, relaxing, and dining.</p>										
LINK# 75269										
	S	\$1,700,000	Cliff - 7 Hinckley Lane	Sand and Weed LLC	30/170.1	L	0.00	-		09/04/12
<p>New Subdivision</p>										
LINK# 76862										
	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	\$1,770,000	Cliff - 32 Cliff Road	Walton	4244/37	1F	0.21	11/10	ROH/S	10/16/12
<p>ENDLESS POSSIBILITIES The House of the Seven Gables is a fine example of Victorian Architecture built in the late 1800's maintaining its original character with pine floors, curved walls, period staircase and fireplace. The large lawn and gardens about Coffin Park.</p>										
LINK# 75907										
	S	\$1,775,000	Cliff - 34 Cliff Road	Dockerty	4244/47	1F	0.09	5/4.5	ROH/S	10/12/12
<p>Ideally located minutes from Town or Steps Beach on Cliff Road. A nice five bedroom 1890 renovated antique with two-car off street parking. Property features a sunny front deck and back patio, peeks of water from second floor and great entertaining spaces.</p>										
LINK# 76122										

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$2,183,667	Cliff - 68 Cliff Road	Pope	30/67	1F	0.46	4/3	R1/SR1	05/11/12
<p>Turn of the century home in need of total renovation. House could be reduced in size and used as a guest house, moved to another location on the property, or totally restored and added onto to make a large home.</p>										
LINK# 74216										
	S	\$2,250,000	Cliff - 216 Cliff Road	Hollen	0040/0055	1F	0.40	4/3.5	LUG2	05/15/12
<p>Beautifully crafted custom home set on the desirable Cliff Road. Creatively designed interior with great attention to detail, as well as extensive landscaping, stonework and decks, including a private, recessed deck at the roof peak. An exceptional family home in a choice location!</p>										
LINK# 75477										
	S	\$2,400,000	Cliff - 60 Cliff Road	60 Cliff Road NT	30/65	1F	0.29	5/4.5	R1/SR1	02/10/12
<p>This is one of those special homes which exudes warmth and coziness from the moment you enter. Situated on the Cliff, close to Town and moments from Steps beach. This 5 bedroom, 4.5 baths home was built c. 1920 and lovingly renovated in 2010 with all the modern amenities. A 13,000 sq. ft. lot in 5,000 sq. ft. zoning.</p>										
LINK# 74135										
	S	\$2,450,000	Cliff - 75 Cliff Road	Coonley	30/162	1F	0.27	4/5	R1/SR1	08/01/12
<p>Ready for summer occupancy!</p> <p>Offering a prime location between the Cliff area beaches and Town, this 4BR/4BA main house and separate 1BR studio features gracious indoor and outdoor living spaces affording guests ample space to eat, dine and relax. The shaded back deck and expansive lawn is the perfect place for a summer nap in the shade, lawn</p>										
LINK# 74687										
	S	\$2,525,000	Cliff - 3 Cabot Lane	Three Cabot Lane, LLC	30/60	1F	0.13	5/3.5	R1/SR1	12/14/12
<p>Beautiful summer home set in Nantucket's top location, "Lincoln Circle". The open floor plan provides a light and airy feeling to the first floor. Built by Perkins LaFrance, this home features vertical grain fir floors and cypress cabinetry and millwork. There are second floor water views and big water views from the Widow's Walk of Nantucket Harbor as well as Nantucket Sound. A short walk to Steps as well as Jetties Beach. Easy access to downtown - an extremely desirable Nantucket location!</p>										
LINK# 76472										
	S	\$2,700,000	Cliff - 11 Maxey Pond Road	Paine	40/102	1F	2.49	4/3.5	LUG2	08/29/12
<p>Situated on 2.5 acres only a short distance from Town and calm water North Shore beaches, this four bedroom home offers an open and inviting floor plan that spills out onto wrap around decks that overlook the expansive lawns. Ample room for pool, tennis court, expansion of the main house or a guesthouse.</p>										
LINK# 75411										

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$2,800,000	Cliff - 3 Kings Way	Stephens	41/16.1	1F	0.34	2/2	R1/SR1	08/16/12
Beautiful home in the Cliff Area close to Town and Steps beach. Oversized lot.										
LINK# 76657										
	S	\$3,217,000	Cliff - 123 Cliff Road	Tell Family Trust	41/3	1F	1.22	5/4	R-20	05/15/12
Classic Nantucket home located in desirable Cliff area with water views, deeded beach access and close proximity to the Westmoor Club. Five bedrooms, four baths with a garage set on over an acre of land with ample ground cover to build second dwelling and pool. Excellent opportunity to create your Nantucket estate.										
LINK# 75628										
	S	\$3,797,500	Cliff - 5 Old Westmoor Farm Lane	Five Old Westmoor Farm	41/831	1F	0.52	4/4.5	R-20	07/28/12
Unique and truly special custom built "modern farmhouse" on a large lot in Nantucket's newest high-end neighborhood. Great location close to Town and beaches on a cul-de-sac. Only the highest end materials and craftsmanship were used to construct the masterful blend of old and new. From reclaimed barn trusses and antique chestnut floors to cutting edge tiles and fixtures, every detail was thoughtfully considered. Simply breathtaking, masterfully-designed common spaces are ideal for entertaining and must be seen and felt to be appreciated fully. Currently 4 bedrooms, 4.5 baths with the potential to be 7 bedrooms, 7 full and 2 half baths. These full basement bedrooms with all hardwoods in place to be finished to your needs specifications. One bedroom with unfinished studio above connects to the										
LINK# 76182										
	S	\$3,800,000	Cliff - 9 Maxey Pond Road	9 Maxey Pond Realty LLC	40/103	1F	2.31	5/6+	LUG2	10/18/12
Newly constructed in 2005, this spacious and modern Cliff area home is convenient to Washing Pond Beach, Dionis and Town. The sunny, south facing backyard features a heated, private swimming pool and hot tub. The expansive porch abuts a large gourmet kitchen (with Viking/SubZero appliances and wine cooler) and dining area, and offers private entry to one 1st floor bedroom. The master bedroom has a private porch overlooking the backyard and pool area, a walk-in closet, full bath with tub and dual-head shower, and fireplace. Fireplaces are also in the living room and larger 1st floor bedroom. All bedrooms have a private bath with shower. A top of the line whole house (and outside) audio system and connectivity with HD Internet access are top of the line high end amenities. These are nice views										
LINK# 76902										
	S	\$3,950,000	Cliff - 109 Madaket Road	Lyons	40/25.6	1F	2.84	5/6+	LUG2	10/11/12
Elegant five bedroom home overlooking Maxey Pond. Views of Sanford Farm. Covered porches surround first floor. All bedrooms with ensuite baths. Upper level bedrooms with decks overlooking pond, finished lower level with office, billiards room, exercise room, cedar closet. Two-car garage with Studio. Glorious gardens.										
LINK# 75586										
	S	\$4,000,000	Cliff - 10B Hinckley Lane	Via Vai LLC	30/228	1F	0.34	5/5.5	R-20	08/28/12
Incredible opportunity on Hinckley Lane in the prestigious Cliff area! Brand new custom five bedroom home with separate garage/studio with incredible architectural details by master craftsmen Jonathan Raith and David B. Fleming. The epitome of the sophisticated Nantucket beach house with wrap-around covered porches and exquisite landscaping. Enjoy lovely second floor ocean views and fabulous sunsets...just moments to a private beach. Ideally situated close to The Westmoor Club, bike path, Tupancy conservation land, and Town. Completion Date- Summer 2012.										
LINK# 75435										

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	S \$4,050,000	Cliff - 7 Maxey Pond Road	Uzzi	40/104	1F	2.37	6/6+	LUG2	07/20/12
<p>Set across 2.37 landscaped acres, this beautiful Nantucket estate has two homes with a total of 6 plus bedrooms, 6 full and 3 half baths. Only 1.5 miles from the Hub on Main Street and bike paths in close proximity on Cliff and Madaket Roads. A large 47' x 20' heated swimming pool. Views over Tuppancy Links and Nantucket Sound to Great Point Light beyond. Thoughtfully designed by Nathan McMullen, this highly technical home was carefully constructed by Blue Star Fine Home Builders. This island get away is a must see for the discriminating buyer looking for just the right family retreat.</p>									
LINK# 76227									
	S \$4,058,000	Cliff - 14 Old Westmoor Farm Lane	14 Old Westmoor Farm RT	41/825	1F	0.47	6/5.5	R-20	09/07/12
<p>Stunning Victorian farmhouse at the end of the prestigious Old Westmoor Farm Road cul-de-sac. A walk to Town and close to The Westmoor Club and North Shore beaches, this conveniently located property features a 5,200 square foot main house with 6 bedrooms, 5 1/2 baths and a finished basement with great natural light. The adorable pool house/garage studio - a flex space by design - frames a private courtyard where an HDC approved pool awaits install by the new owner, if desired. Expertly designed and crafted, attention was paid to every detail in this must-see masterpiece. The private, quiet location with minimal traffic is ideal for discerning buyers looking for the best of Nantucket at the best price.</p>									
LINK# 76188									
	S \$4,200,000	Cliff - 6 Grant Avenue	Loring	30/146	1F	0.15	7/4.5	R1/SR1	11/08/12
<p>Wonderful and special Cliff Property! This beautiful six bedroom home has been exceptionally well-maintained and thoughtfully renovated/updated by the current owners. This home has sun-filled open living spaces and comfortable bedrooms. The outdoor spaces include a lovely deck and terrace with a hot tub and a front yard with perennial gardens, plus a second floor deck that leads to a widow's walk, providing sweeping harbor views. Property is being offered subject to Sellers securing a targeted property.</p>									
LINK# 76608									
	S \$4,251,000	Cliff - 87 Cliff Road	Oak Hill Investments LLC	30/168	1F	0.47	3/2.5	RC-2	02/03/12
<p>Not listed in LINK</p>									
LINK# 75871									
	S \$4,450,000	Cliff - 6 Kite Hill Lane	Hathaway	4244/30	1F	0.29	6/5+	ROH/S	05/01/12
<p>This spacious custom built home with guest cottage is situated at the end of a private shell lane. The main house has five bedrooms, five and half baths. The guest cottage has one bedroom and 1.5 baths. Wonderful feeling of privacy and space yet minutes to Main Street. Large private back yard, abuts Conservation land. Plenty of off street parking. A must see.</p>									
LINK# 75402									
	S \$5,200,000	Cliff - 15 Hallowell Lane	Greene Family Nominee	30/10	1F	0.58	4/3.5	R-20	08/08/12
<p>SUMMER OF 1928: Rare waterfront property located directly on the calm waters of Nantucket Sound with antique home and private stairs to sandy beach. Panoramic views and great sunsets from the deck nestled in the dunes. Septic plan approved for 4 bedrooms.</p>									
LINK# 76230									

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$7,400,000	Cliff - 5 Hinckley	Slot Real Estate Trust	30/1701	1F	6.12	4/1.5	R-20	06/29/12
LINK# 76486									
	\$8,750,000	Cliff - 27 Lincoln Avenue Not Listed in LINK	Hillman	30/282	L	0.93	-	R1/SR1	12/04/12
LINK# 77046									
	\$8,900,000	Cliff - 7 & 9 Grant Avenue	Kenzie	30/142	1F	0.36	5/5+	R1/SR1	10/12/12
Breathtaking views in a premier Cliff location. Relax and watch the boats arrive and depart from this magical setting. Panoramic views of Nantucket Sound, Harbor, Town, Jettie's Beach, Brant Point, Coatue and all 3 lighthouses. Easy access to town, Step's Beach and Jettie's Beach. A wonderful 4 bedroom, 4 1/2 bath home, with a 1 bedroom 1 1/2 guest house and garage. Built in 1995 for all seasons and offered furnished.									
LINK# 76598									
	\$14,025,000	Cliff - 21 Lincoln Avenue	Oversea Nominee Trust	30/43	1F	1.22	8/3.5	R10/SR	11/01/12
Set in an unbeatable location on Lincoln Circle, the island's premiere neighborhood, this classic waterfront home exudes early Nantucket with unobstructed views of the Sound and beyond. "Oversea" has been an island landmark for well-over a hundred years, with a captivating history and a unique charm. The home features 8 bedrooms, 3.5 baths, a wraparound Farmer's Porch, private beach stairs and beautiful, spacious yard. An absolute must see!									
LINK# 75882									
	\$18,250,000	Cliff - 1 Sherburne Way	Hillman	30/40	1F	1.66	5/4.5	R1/SR1	11/29/12
Spectacular in every way. This newly constructed Nantucket summer home is quintessential 1920's style. Views so grand they are unmatched from any location. The four bedroom, three and a half bath main house sits high above Steps Beach and is accompanied by a two car carriage house with studio living. Newly constructed stairs to the beach offer privacy and convenience for sun, surf and endless days of leisure in the soft sand at one of Nantucket's premiere beaches.									
LINK# 72943									
	\$18,500,000	Cliff - 25 Lincoln Avenue	One Indian Ave LLC	30/41	1F	0.79	7/9+	R1/SR1	08/28/12
Nantucket at its finest. A spacious, well constructed family compound designed and built with unsurpassed quality and thought. Attention has been given to every detail. From its site high on the Cliff next to Steps Beach, there are outstanding views of Great Point, Nantucket Harbor and the Sound from every room. Main house and guest cottage are separated by lawn, pool, and outdoor entertaining area with fireplace, and connected sotto terra. Private stairs to the beach.									
LINK# 73874									

Records: 42 *Listings: 42

AVERAGE SELLING PRICE: \$3,791,635 * MEDIAN SELLING PRICE: \$2,425,000 * AVERAGE DOM: 199