







	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$1,250,000	Dionis - 20-5 Bishops Rise	Everett	40/TBD	L	1.88	-	LUG2	07/16/12
<p>Sellers have completed the Natural Heritage (MESA) approvals for the benefit of the Buyers! Building envelopes have also been approved leaving the natural vegetation and yet room for a main house, cottage, garage, pool if desired. This gorgeous 2 acre lot is ready for your dream home or estate.</p>										
LINK# 76251										
	S	\$1,750,000	Dionis - 177 Eel Point Road	Spinnler	33/26	1F	1.85	5/5.5	LUG2	10/19/12
<p>Eel Point compound featuring a four bedroom, three and one half main house and a two bedroom, two bath guest cottage with an over sized single car garage. Enjoy beautiful sunsets and spectacular views of Nantucket Sound from the second floor deck. Perfect get away, easy access to the beach and great fishing on the north shore!</p>										
LINK# 75992										
	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	\$3,200,000	Dionis - 4 Lavender Lane	Niner	0033/0024	1F	1.84	6/6.5	LUG2	05/29/12
<p>UNOBSTRUCTED SWEEPING WATER VIEWS IN EEL POINT! Panoramic views from nearly every room at this well maintained house and cottage located on nearly two acres of pristine land. Eel Point seclusion surrounded by dramatic views of Nantucket Sound and Tuckernuck. Spacious and bright main house with wraparound deck & large guest house. Opportunity for an estate-like setting. Walk through the dunes to Eel Point Beach on the adjacent 8 acre Conservation Foundation waterfront property.</p>										
LINK# 74394										
	S	\$8,665,000	Dionis - 87 Eel Point Road #	Vento	32/11	1F	2.05	6/6	LUG2	08/15/12
<p>The Best of Both Worlds - an extremely special offering, situated waterfront in Dionis, not far from Town. Ample room for family and friends in this recently renovated main house and cottage. Steps to an exceptional beach, large stone hearth for chilly evenings.</p>										
LINK# 76686										
	S	\$13,500,000	Dionis - 212 + 214 Eel Point Road	Atlas Realty Trust	38/35 &	1F	6.94	9/8+	LUG2	12/24/12
<p>SPECTACULAR ESTATE IN EEL POINT on almost 7 acres for the discriminating buyer who values privacy, water views, water access and the finest living accommodations. Main House with 6 bedrooms, Guest Cottage with 2+ bedrooms and Garage/Studio. Swimming Pool, Gym and plenty of ground cover remaining to add a tennis court and/or putting green.</p>										
LINK# 75623										

Records: 6 *Listings: 6

AVERAGE SELLING PRICE: \$5,044,167 * MEDIAN SELLING PRICE: \$2,550,000 * AVERAGE DOM: 313