











	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$20,000,000	Squam - 51,53,55 Squam Road	River Light X, LLC	13/38	1F	4.27	8/11+	LUG1	01/30/13
<p>Truly, one of a kind! Amazing, new, Sam Hill custom built estate with generous attention to quality, details and amenities. The outdoor living space features a glamorous, poolside setting featuring a well-equipped outdoor kitchen with a fireplace, hot tub and a sun shelf that spills into the pool. The site offers privacy, direct beach access and sweeping views over the dunes out to the Atlantic. The property is being offered FULLY furnished and equipped.</p>										
LINK# 77163										
	S	\$9,491,300	Dionis - 79 Eel Point Road	Taddonio	32/44	1F	2.66	5/4+	LUG2	05/17/13
<p>Thoughtfully and thoroughly conceived, the main dwelling, garage with guest quarters, in-ground heated pool and tennis court with attendant tennis house share this rolling, oversized lot. The custom post and beam home, built to exacting tastes, was designed to take advantage of the stunning views of Nantucket Sound and surrounding conservation land. Large windows and plenty of access to the covered porches and decks that surround the house, invite the light inside. Stroll the boardwalk and private stairs to this coveted stretch of beach. Swim in the pool or play tennis, any time you please.</p>										
LINK# 76300										
	S	\$7,200,000	Sconset - 23 Morey Lane	Sconset Partners LLC	7332/2	1F	0.80	8/7.5	SR-20	02/01/13
<p>One of the original Actors Colony Homes, 23 Morey Lane is an iconic 'Sconset Shingle Style summer home. Built by the theatre & silent movie star Robert Hilliard, "Wide Awake" hosted the New York theatre crowd in the 1920s and was completely renovated and restored in 2002 by Bentley & Churchill Architects. The house and new guest cottage are in perfect harmony to the original architecture. Rich in history and character, the house is a treasure of summer house charm with beautiful gardens on a private 3/4 acre lot with 2nd floor ocean views.</p>										
LINK# 76319										
	S	\$4,300,000	Quidnet - 5 Beacon Lane	Ruth Fath Trustee	21/26.8	1F	1.97	3/3+	R-20	02/19/13
<p>Private waterfront estate with stunning views of Sesachacha Pond, Sankaty Lighthouse and the Atlantic ocean on the horizon. This beautifully manicured private estate is located through the tunnel hedge off of Quidnet Road. Spacious rooms with large windows and gorgeous water views abound. The oversized decks are perfect for sun bathing, reading and taking in all of the beauty that this enchanting property has to offer!</p>										
LINK# 75265										
	S	\$4,250,000	Cisco - 6 Walbang Avenue	SEWNAN, LLC	82/144	1F	1.84	5/4.5	MMD	06/03/13
<p>Undoubtedly one of the penultimate Cisco settings, this stunning property boasts commanding ocean and conservation views and easy access to one of Nantucket's best beaches and surfing destinations. This rare south shore offering features a bright and sunny five bedroom main house and studio garage nestled among 1.8 acres -- a serene setting at the doorstep of Nantucket's best treasures without the threat of erosion. This is a place for friends and family in every season. A place to take in the sweet ocean breezes and the ever-changing Nantucket light over the expanse of sand-plain grasses below. There is so much to enjoy and experience at this beautiful property.</p>										
LINK# 76932										
	S	\$4,150,000	Polpis - 6 Quaise Pastures Road	Greenman	26/68	1F	6.89	6/6+	LUG3	05/07/13
<p>A spectacular Polpis estate. This stunning 6 bedroom home is well sited on seven beautiful acres of organically manicured land. Experience stunning sunsets over the moors to the Nantucket Harbor. Thoughtfully designed and maintained with exceptional attention to craftsmanship and detail. Wonderful outdoor entertaining areas include herb gardens, paths through Tupelo Forests, mature plantings and a newly installed 16' by 45' Gunite heated pool. Deeded Harbor access. A magnificent and unique offering.</p>										
LINK# 76984										

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$3,485,000	Sconset - 10 Lincoln Street	Ten Lincoln Street LLC	7342/87	1F	0.19	4/5.5	R10/SR	05/21/13
LINK# 76775	Beautiful TURNKEY opportunity in the heart of 'Sconset Village! Situated on an over-sized, 8485 sf lot on a quiet, shelled lane, this property consists of a four/five bedroom main house with three floors of living and a separate garage with attached outdoor shower. Botticelli & Pohl designed and newly constructed in 2011 by Jay McConnell, this stunning home is reminiscent of a classic 'Sconset rambling summer home with all the modern amenities and sophistication inside. Wonderful architectural details, custom built-ins, and use of materials throughout. Exquisitely landscaped terraced private yard, with stonewall, two porches, patio, and pergola perfect for entertaining and relaxation. Offered monthly furnished vacation rental income and more. This beautiful property is ready to be enjoyed immediately and a MUST SEE!								
	\$2,995,000	Cliff - 100 Cliff Road	Walter M. Pile Jr. Etal.	41/14	1F	0.56	4/3	R-20	05/24/13
LINK# 77278	1920's Craftsman style home, impeccably restored to today's modern standards including a multi-zone audio system and a gourmet kitchen while still maintaining architectural charm and details. The bike path out front leads to the abutting Westmoor Club, Steps Beach or the lure of Town. The large lot with mature professionally designed landscape garden and excellent light allows for outdoor enjoyment on the spacious porch or patio.								
	\$2,450,000	Town - 2A Copper Lane	DuPont	4233/191	1F	0.11	5/5.5	ROH/S	05/06/13
LINK# 77401	This bright and spacious, in-town home has a great, open floor plan in a a great part of town! Built in 2006, this meticulously constructed home offers five bedrooms, a fully finished lower level and a very private and tastefully landscaped yard.								
	\$2,325,000	Cliff - 2 Maxey Pond Road	Skyrm	40/96	1F	1.98	4/4	LUG2	05/31/13
LINK# 77193	This very stylish, four bedroom, Maxey Pond home sits on two acres of land with a great open floor plan, spacious kitchen, screened in porch and fully finished basement. Enjoy great SW exposure on this piece of property with plenty of room for an addition to existing structure, second dwelling and/or pool. HDC approved plans (addition) upon request.								

Records: 10

*Listings: 10

AVERAGE SELLING PRICE: \$6,064,630 * MEDIAN SELLING PRICE: \$4,200,000 * AVERAGE DOM: 159