

















	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$715,000	Sconset - 24 Codfish Park Road	Schold	7313/66	1F	0.04	1/1	R1/SR1	02/01/13
<b>LINK# 76653</b>	<p>FIRST CATCH - WATERFRONT SUMMER COTTAGE Existing cottage is a one bedroom and full bath cottage on the water in Codfish Park. Nice yard to enjoy the sea breeze and sun! Presently HDC approved plans to renovate into a two bedroom, one and one half bath with second story and basement. Plans have been thoughtfully drawn allowing for all spaces to be used efficiently.</p>									
	S	\$720,000	Town - 23 Commercial Wharf	Walker	4224/5	1F	0.03	0/1	RC	04/12/13
<b>LINK# 74550</b>	<p>Superb in-town location! Charming Nantucket Wharf cottage right on the harbor. Sit on the back deck and enjoy the spectacular views! Open living area with bedroom area, small loft, galley kitchen and full bath. Only property on this wharf with a yard!</p>									
	S	\$885,000	Miacomet - 46 Miacomet Avenue #	Alan and Kathleen Costa	67/83.6	1F	0.47	4/3.5	RC-2	02/01/13
<b>LINK# 77224</b>	<p>Pristine Miacomet Pond Front Property. This turn key 4 bedroom home sits on almost half an acre and boasts 75 feet of Pond Frontage. The home has been meticulously maintained and features 3 stories of living space including an updated kitchen with granite counters and stainless steel appliances, a spacious patio overlooking large back yard, first floor master bedroom, finished basement with cedar closet, and wine room. There is an attached garage and an apartment with separate entrance, full kitchen, bedroom and full bath. Home has new roof and sidewall shingles as of 2011. HDC approved plans for a sunroom off deck. Just under 1/4 acre with a Miacomet Pond.</p>									
	S	\$1,600,000	Madequecham - 40 Madequecham Valley Road	Andrew F. Oates Jr.	89/26	1F	5.74	2/1	LUG3	07/24/13
<b>LINK# 77423</b>	<p>Once in a lifetime you discover a place where your soul is at peace and the pressures of the world melt away. This is it...artfully appointed in a way that transforms a summer "shack" to a stylishly simple Nantucket summer cottage and beautifully situated on a 5 + acre lot with incredible sunrises and sunsets. Don't miss seeing this quintessential waterfront cottage with commanding views of the Atlantic ocean and the moors. Here you will fall asleep to the sound of the waves and wake up to each new day at the beach. This is where summers dreams are made.</p>									
	S	\$1,700,000	Madaket - 6 Tennessee Avenue	Poster	60.21/21	1F	0.13	3/3	V-R	09/27/13
<b>LINK# 78168</b>	<p>Very bright and cheerful decor with Harbor access and fabulous water views and sunsets. Three bedroom, 3.5 bath home with studio cottage. Easement to harbor and another easement for use of large side yard.</p>									
	S	\$2,250,000	Tom Nevers - 15 Lyford Road	Reves	924/86	1F	0.24	3/3.5	LUG3	08/28/13
<b>LINK# 73685</b>	<p>Short Sale Subject to Bank Approval. Outstanding views of Tom Nevers Beach and the Atlantic Ocean from almost every room in the house. Custom molding and beadboard accents give this home an elegant feel while enjoying the beauty, relaxation and fun of the beach.</p>									

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	\$3,400,000	Hummock Pond - 1 Osprey Way	GHT Partnership	65/019	1F	4.60	4/5.5	LUG2	08/01/13
<p>Rare and special pond front cottage compound on large private lot. 3 Main structures include, 3/3 main house, 1/1.5 guest cottage, Garage, plus artist's studio. Fireplaces, modern kitchens and baths. Conservation views over Ram's Pasture. Simply magical setting. Landscaping is low impact, low maintenance and blends with the natural surroundings.</p>									
<b>LINK# 77381</b>									
	\$3,650,000	Wauwinet - 155 Wauwinet Road	Fishercot N.T.	11/1	1F	4.03	4/3	R1/SR1	10/24/13
<p>Uniquely spectacular location in Wauwinet. Oceanfront and harbor front property on 4 acres. Abounding views across Wauwinet, down the beach and over the Atlantic. Extraordinary sunsets. Eligible for 2 moorings.</p>									
<b>LINK# 74951</b>									
	\$4,050,000	Tom Nevers - 65 Wanoma Way	Tritman	92/19	1F	3.03	4/4.5	LUG3	10/11/13
<p>This extremely special ocean and pond front four bedroom, four and one half bath beach house was totally renovated in 2009 and is now offering every amenity that you can imagine. The fully air conditioned and very well built home is a rare offering. The views to the Atlantic Ocean and the pond and to Low Beach Road are truly amazing. The property is located within walking distance to Low Beach Road in Sconset and offers beautiful and easy access to the pond for fishing kayaking or canoeing or if you prefer surf casting from your private beach, all of this is possible from this wonderful property.</p>									
<b>LINK# 77524</b>									
	\$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>									
<b>LINK# 75265</b>									
	\$5,000,000	Tom Nevers - 100 Tom Nevers Road	Chisek	91/42-1	1F	5.23	6/5.5	LUG3	08/23/13
<p>Wind down the white stone drive to this 5 + acre oceanfront compound in Tom Nevers. Step out on to the sweeping decks and enjoy the pool and spa area or take the steps down to the beach to enjoy the surf. Open and airy living areas in both the main house and cottage.</p>									
<b>LINK# 77607</b>									
	\$7,800,000	Sconset - 51 & 52 Ocean Avenue	Alfeld	7332/53	1F	2.33	5/4.5	ROH/S	10/15/13
<b>LINK# 78511</b>									

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$11,000,000	Sconset - 15 Baxter Road	15 Baxter Rd NT	7314/5	1F	1.00	6/6.5	R-20	09/26/13
<p>Very special Sconset beachfront estate. Two complete homes, side by side, and completely restored to the highest level of craftsmanship. Clean, crisp interiors have high shiplap ceilings, spacious baths, spectacular kitchen all with fabulous ocean views over the dunes to the water. Covered porches, mature landscaping, koi pond and many quality touches make this a very unique offering.</p>									
<b>LINK# 78183</b>									
	\$12,329,000	Squam - 7/11 Squam Road	Breezy Life Trust	21/8	1F	3.30	10/8+	LUG1	06/20/13
<p>Island ocean front estate located in Squam, includes main house, three additional dwellings, pool, tennis court, and a four bay garage, all sited on over three acres of private, sandy, ocean beach front property. Main house includes top-of-the-line amenities and many custom built-ins throughout. This Nantucket compound offers panoramic ocean views and is an ideal location to enjoy summer living at its best!</p>									
<b>LINK# 77804</b>									
	\$12,900,000	Polpis - 9 Fulling Mill Road	Smith	27/25	1F	1.41	6/6+	LUG3	06/25/13
<p>"Outlook" The enchanting panoramic views of Nantucket Harbor and the tidal salt ponds from this exquisite and private property are rare and matchless. It is an outstanding property featuring a 5 bedroom 5 bath Main House and a 1 bedroom 1 bath Guest Cottage, all designed by Botticelli and Pohl and built by Hill Construction with extensive attention to detail and quality. The secluded pool and waterfall spa surrounded by beautiful landscaping, a stone terrace with wisteria covered pergola, numerous indoor and outdoor living areas and deeded beach and mooring rights are just a few of the amenities of this spectacular offering!</p>									
<b>LINK# 77481</b>									
	\$20,000,000	Squam - 51 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>									
<b>LINK# 77163</b>									

Records: 16

\*Listings: 16

**AVERAGE SELLING PRICE: \$5,768,688 \* MEDIAN SELLING PRICE: \$3,850,000 \* AVERAGE DOM: 283**