




















	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$143,500	Madaket - 50 Arkansas Avenue	Terrell(FCL)	594/153	Cnd	0.00	2/2	R-20	08/09/11
<p>FORECLOSURE Completely updated end unit town house. New Decks, oak floors, windows, doors, exterior trim, shingles, kitchen, baths, and plumbing. Southern exposure and decks create a bright interior space with stunning sunsets. Move-in condition. Short distance to beach. Good rental potential and no fees.</p>										
LINK# 75431										
	S	\$145,000	Madaket - 50 Arkansas Avenue	Sovereign Bank	594/153	Cnd	0.00	2/2	R-20	09/14/11
<p>FORECLOSURE Completely updated end unit town house. New Decks, oak floors, windows, doors, exterior trim, shingles, kitchen, baths, and plumbing. Southern exposure and decks create a bright interior space with stunning sunsets. Move-in condition. Short distance to beach. Good rental potential and no fees.</p>										
LINK# 75542										
	S	\$290,000	Madaket - 52 Arkansas Avenue	June W. Hunter, Trustee et	59.4/154	1F	0.13	3/2	R-20	06/06/11
<p>Nantucket's best real estate value in a beach area! 16 foot wide, tri-level 3 bedroom townhouse, anderson windows, cedar trim, easy walk to the beach. This is not a condo, you own the land under the building.</p>										
LINK# 74177										
	S	\$299,000	Madaket - 22 Arkansas Avenue	Walter Hawkins	594/140	1F	0.08	3/2	R-20	12/02/11
<p>Short sale, price subject to bank approval*. Enjoy the sunset from the deck of this Madaket home. Being offered unfurnished, this three bedroom, two bathroom property is appealing as a summer get-a-way or as a year round residence. Recent renovations include new bathrooms, most windows, and kitchen as well as a new septic installed in 2009. The property is being sold in "as is" condition.</p>										
LINK# 74513										
	S	\$305,000	Madaket - 64 Arkansas Avenue # 458	Perry, Jr.	594/35	1F	0.04	3/2	R-20	06/23/11
<p>Well-maintained, 16 foot wide townhouse with three bedrooms and two bathrooms. One of the best situated units, with direct access to Goose Cove Pond, and in close proximity to Starbuck Beach. This home is not a condo and is not part of an association; no fees.</p>										
LINK# 73829										
	S	\$420,000	Madaket - 28 Rhode Island Avenue	Momo Nominee trust	60.3.1/155	1F	0.23	3/2	V-R	08/01/11
<p>This 3 Bedroom/2 Bath cottage was moved to its present location from the fourth milestone in the 1950's, with the second floor added in 1989. Partially insulated, the cottage supports extended seasonal living. The cottage is heated with electric baseboard heat and a new rinnai gas heater. Appliances include washer, dryer, refrigerator and a gas stove. The generously sized deck overlooks Madaket Harbor, and the comfortable covered porch faces the ocean. It is life on the beach, with water views all around!</p>										
LINK# 74289										

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$625,000	Madaket - 334 Madaket Road	Motta Global Advisors	60/141	1F	0.24	3/3	R-20	05/16/11
<p>Madaket beach house with sweeping views of the Atlantic Ocean and Madaket Harbor. The upside down house features 3 bedrooms, 3 baths and an open floor plan. There is a detached one car garage. Property needs some TLC and is subject to erosion.</p>										
LINK# 75045										
	S	\$720,000	Madaket - 2 L Street	Taber	594/261	1F	0.46	2/1	V-R	01/13/12
<p>This recently renovated, single-floor Madaket cottage sits on a spacious open lot and has views of Hither Creek. An oversized deck and large yard provide plenty of space to get out and enjoy the quiet surroundings; in addition you can walk to the Madaket Pier. The property directly across the street is owned by Nantucket Land Bank. There is room for expansion and an approved septic plan for 3-bedrooms. This is a unique piece of Madaket real estate!</p>										
LINK# 74549										
	S	\$740,000	Madaket - 24 Rhode Island Avenue	Krimmel	60.3.1/162	1F	0.52	2/1.5	V-R	11/04/11
<p>"Madascap" to this charming 2 bedroom 1.5 bath beach cottage. Fantastic views of the bay and ocean abound from all angles. This pristine property is located on a generous half acre, with a large yard and decks for outdoor living and fun. The "Clam Shack" is the perfect playroom for the kids. Live the Nantucket lifestyle with outdoor activities like fishing, crabbing, clamming, scalloping, boating, surfing, kayaking, swimming just to name a few. And oh yes, let's not forget those Madaket sunsets!! Septic may not pass Title 5. Property being sold as-is.</p>										
LINK# 75214										
	S	\$785,000	Madaket - 291 Madaket Road	Egenberg	6012/67	1F	0.55	5/3	R-20	02/02/12
<p>MADAKET CUSTOM HOME WITH distant WATER VIEWS Four Bedroom, three bath home with large in-ground swimming pool and separate hot tub. Spacious interior with custom details throughout and outdoor living at it's best.</p>										
LINK# 75011										
	S	\$900,000	Madaket - 47 Warren's Landing Road	Mahoney	38/54	1F	1.26	3/2	LUG2	10/27/11
<p>Spectacular sunsets and views of Madaket Harbor are yours from this charming home just 2/10 of a mile from the beach at Warren's Landing. Vintage three bedroom beach home, with private owner's suite, can be expanded by another 1,029 square feet of ground cover. This property offers a fabulous location, some first floor views and potential spectacular second floor views, as well as privacy.</p>										
LINK# 74547										
	S	\$940,000	Madaket - 9 Washington Avenue	Pascucci	60.2.1./040	1F	0.19	3/1.5	R-20	07/20/11
<p>Wonderful 3-bedroom beach cottage with attached garage and a separate studio with half bath and a loft. Just steps to Madaket Beach and the public pier at Hither Creek. Privately nestled on the corner of Washington Avenue and D Street in the heart of "Old Madaket". Second floor water views and the potential for expansion.</p>										
LINK# 74391										

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$950,000	Madaket - 17 Columbus Avenue	Aamodt	59.3/108	1F	0.92	4/3.5	RC-2	04/08/11
<p>In an absolutely stunning location, this spacious four bedroom beach house offers magnificent views of Long Pond, the dunes, ocean and acres of open conservation land. Walk or bike to a spectacular beach, bike path or NRTA transportation system. Oversized lot; additional ground cover available.</p>										
LINK# 73667										
	S	\$950,000	Madaket - 13 Columbus Avenue	Grey Lady Associates	59.3/110	1F	0.65	3/2	R-20	06/30/11
<p>Quintessential Madaket cottage right on the pond with fantastic views of the pond, beach and ocean. This basic three bedroom, 2 bath, well maintained home has a new kitchen and garage and is the ideal Nantucket vacation home.</p>										
LINK# 74802										
	S	\$1,250,000	Madaket - 45 Starbuck Road	Alban	593/50	1F	0.48	4/3.5	R-20	12/05/11
<p>Beautiful new 4 bedroom renovation overlooking White Goose Cove on Long Pond and ocean. Vaulted ceiling and open floor plan lend to the range of spectacular views of ocean, pond and sunsets. Located 150 yards from conservation and beach access, this property boasts modern amenities and the tranquility of Madaket beach living.</p>										
LINK# 74238										
	S	\$1,350,000	Madaket - 12 Washington Avenue	Pino	60.2.1/24	1F	0.18	2/3.5	R-20	12/29/11
<p>SHORT SALE; Subject to bank approval. This beautiful contemporary beach house is spacious and offers water views as well as many bonus spaces. The house features a wired sound system throughout the house as well as programable lighting system. Bathroom fixtures include Waterworks, Dornbracht, Toto, Kohler, Franke and Blanco. The house features 2 spacious first floor bedroom suites, a second floor great room with kitchen, dining and living, and fully finished lower level with a gym, spa bathroom, and media/family room with wet bar and wine fridge. The lower level offers lots of storage space for bikes and household items and is easily accessed via an exterior staircase. This home is ready for you to move right in!</p>										
LINK# 74499										
	S	\$2,300,000	Madaket - 15 & 17 Head of the Plains	HOP & TAB Properties LLC	62/55 & 56	1F	4.00	2/1.5	LUG2	04/29/11
<p>A very unique & extremely private property offering two separate Land Court parcels of 2 acres each. The properties are completely surrounded by conservation land and offer spectacular views of the ocean and deeded beach access. 15 Head of the Plains features an existing 2 bedroom, 1.5 bath hexagonal beach house with a 7 bedroom septic system in place. 17 Head of the Plains is a vacant lot. Owners might consider selling the properties separately but will not sell the house property prior to the vacant lot. A rare offering in a quintessential Nantucket beach setting...truly a one of a kind property.</p>										
LINK# 73526										
	S	\$2,475,000	Madaket - 12 Tennessee Avenue	Cantella	60.12/5	1F	0.29	2/2	R-20	09/14/11
<p>Enjoy breathtaking sunsets and endless water views of forever-preserved Hither Creek, Madaket Harbor and beyond to Tuckernuck from the PRIVATE DOCK, expansive deck and from inside this incredibly designed, renovated home. The "Hither Creek House" has been meticulously upgraded to maintain its authentic charm and history while offering top-of-the-line appliances and appointments. Property offers the addition of a boathouse built with the highest-quality construction to compliment the unsurpassed natural beauty of this setting, complete with mature landscaping and additional mooring.</p>										
LINK# 74383										

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$4,265,000	Madaket - 14 Tennessee Avenue	Sharp	6012/6	1F	1.19	4/2.5	V-R	06/10/11
<p>Expansive Waterfront with Private Dock. Rare opportunity own one of the widest waterfront lots on Hither Creek in Madaket –complete with your very own private 100' dock-equipped with power, water and lighting-floating pier, 2-story boathouse and an immaculate 4 bedroom classic rambling single story design runs the width of the lot affording water views from almost every room. Expansive yard and deck ideal outdoor space to relax and entertain family and friends. Don't miss this once in a life time opportunity to own one of the best waterfront properties Madaket has to offer! !</p> <p>LINK# 75112</p>									

Records: 19

*Listings: 19

AVERAGE SELLING PRICE: \$1,044,868 * MEDIAN SELLING PRICE: \$785,000 * AVERAGE DOM: 189