

J Pepper Frazier Company

www.jpfc.com

tel 508 228 3202

28 Centre Street
8 India Street
Nantucket, Ma 02554

BRANT POINT



Just in Time for Finishing Touches

Brant Point Newly Renovated! Large new home with ability to customize detail work. Located on an over-sized lot. Rare opportunity to own a great property in Dolphin Court. Still time to put your personal touches on this large custom built home.

\$ 4,300,000

BRANT POINT



Builders Dream

This property is available for \$2,500,000 as is, the property is currently being renovated but can be purchased at this price to complete with the builder of your choice. Or, the current owner will complete the renovation for a sale price of \$3,800,000.

\$ 2,500,000

BRANT POINT



Story Book Cottage

The house is being sold fully furnished. Only a five minute walk to the beaches and a ten minute walk to downtown. The lot has remaining ground cover. Great rental history and rental income! 1st Floor: Galley kitchen, living room, dining area. Master bedroom. 2nd Floor: Loft space.

\$ 1,450,000

CISCO



Brand New in Hummock Pond

Just in time to decorate to your personal style! This brand new home is conveniently located between Cisco Beach and Town. Property features all top of the line amenities for a discriminating buyer. 4 bedrooms/3.5 baths, fireplace, wrap around deck, full basement.

\$ 1,895,000

CISCO



Cul-De-Sac New Construction

This lovely brand new home is located on a quiet cul-de-sac just West of Town, on the way to Cisco Beach. Excellent craftsmanship and details are evident throughout. House features Vermont Red Pine Floors, Cathedral Ceilings, Masonry Brick Fireplace, A/C, Central Vac, Tile Baths.

\$ 1,795,000

CLIFF



Charming Westmoor Cape

This charming house has a great location near town, several beaches and the Westmoor Club. Its just down the road from Something Natural "Forsythia", as it is called, is tucked away on a meticulously landscaped lot with mature plantings throughout. Strong rental history.

\$ 1,295,000

CLIFF



Country House on a Quiet Lane

Country house located a short distance from one of the finest North Shore beaches. One acre of privacy on a quaint lane, with a newly completed renovation including all new bathrooms, new heating system and A/C system and still room for a second dwelling.

\$ 1,925,000

CLIFF



Renovated Bungalow

"Peony" is a perfectly renovated cottage on Cliff Road. The 2 bedroom, 2 bath cottage sits on a 7,600 sf lot. Walk to the beach and to The Westmoor Club. Strong rental history.

\$ 1,550,000

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MONOMOY



Waterfront Grandeur

Monomoy waterfront estate with reproduction turn of the century shingle style home with custom finishes, custom shingle details, curved walls, Mahogany stair, handmade soffits, hand-made mahogany doors with vintage hardware, custom windows, and reclaimed heart pine floors. Lower Level: Finished workout room with half bath and finished two car garage. First Floor: Entryway opens to a turned spindle Mahogany staircase, open kitchen with all top of the line appliances: Viking, Sub-Zero, butler's pantry. Dining room and living room overlook covered porch, beautiful gardens and the Nantucket Harbor. Bedroom with the Harbor views off Livingroom, Bedroom with full tile bath and powder.

\$ 10,700,000

SHIMMO



New Harbor Estate

The Shimmo Estate offers commanding first floor views of Nantucket Harbor, Nantucket Sound, Coate and Abrams Point. The brand new estate sited on two acres of land, has five bedrooms and eight bathrooms, a custom Pebble Tec pool and waterfall spa, expansive front and rear lawns, covered porches, movie theater and a garage studio apartment. Built to the highest standards in design, detail and craftsmanship, no amenity was overlooked. Deeded access to the Harbor. The compound represents the best value for a high end property in this price range.

\$ 9,450,000

MADAKET



Long Pond Cottage with Views

Upside-down house in good condition overlooking Long Pond and conservation land. Located in a quiet wooded neighborhood! Tennis courts are available by belonging to the Fishers Landing Association. Expansion possibilities.

\$ 1,350,000

MADAKET



Harbor and Ocean Views

The house has been meticulously built with the highest quality materials, including tile and glass bathrooms, granite and top of the line appliances kitchen, hard oak floors throughout, custom fireplaces, large media room and decks throughout. Strong water views.

\$ 2,625,000

MONOMOY



European Flair Custom Home

Beautiful design featuring an outdoor living room with fireplace and heated swimming pool. Amenities abound at this Monomoy Estate: antique French doors, floors and woodwork, cherry library, wine cellar, exercise room and maid's quarters.

\$ 5,950,000

MIACOMET



Barlett Farm Cape

Half an acre of beautifully landscaped grounds close to Miacomet Golf Course, Bartlett Farm, and South Shore beaches. Well maintained house on a large piece of land in Miacomet. Room for expansion. One bay attached garage with plumbing. Great value.

\$ 1,150,000

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SCONSET



Golfers Dream

The Sconset compound includes main house, guest house and studio. The flawless property offers nine bedrooms, eight bathrooms, large fluid living spaces, expansive decks and porches, large front and rear yards, perfect landscaping, and big views of the Atlantic Ocean. The half acre lot is in close proximity to both Sankaty Head Golf Club and Sconset Village. As no amenity has been overlooked, the property represents the perfect opportunity to own your turn key dream property.



\$ 5,495,000

CLIFF



Harbor House and Cottage

Estate property overlooking Nantucket Sound on one of the Island's most affluent addresses.

Seven bedroom house offers a well-laid out floor plan on three floors with over 5000 sq ft of living space, large decks to savor the water views & sunsets. The three bedroom guest cottage is ready for your guests as-is or take advantage of the HDC approved plans for a full renovation. Also, HDC approved plans exist for a garage/studio or use the existing space to build your custom pool. Path to North Shore beaches steps from property. Offered furnished.



\$ 10,995,000

SCONSET



Steps to the Casino

This home is being sold as-is, a classic Sconset bungalow, along with the HDC approved plans. Construction has not begun at this date, and several possibilities exist for this great listing, which would be a fabulous year-round home, rental property, or both.

\$ 1,695,000

TOWN



Victorian & Colonial

INTOWN COMPOUND!
Two renovated houses plus two auxiliary buildings. Multiple private yards in the middle of Town! The property is steps away from Main Street. Expansion possibilities! Live in one property and rent the others, or use the estate as a family compound.

\$ 5,595,000

SURFSIDE



Several Dwellings, Several Possibilities

House and cottage in a central location close to beaches, Town and shopping. Sited on a large, oversized lot with great outdoor space. May have possibility to condo. property with no restrictions. Must see to appreciate!

\$ 1,325,000

SURFSIDE



Saltbox near the Beach

Surfside Beach access, large yard, renovated home, great neighborhood! Three floors of living space, great rental income, and well landscaped property all make this property a great package in a highly sought after rental, and year-round living neighborhood.

\$ 1,895,000

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TOWN



Elegant Greek Revival

Very attractive, well built and maintained Greek Revival. Gracious formal living rooms, three fireplaces, fabulous gourmet kitchen. A private well manicured property with mature plantings, deck, and a large patio overlooking conservation land located on an oversized lot, the property offers 6+ bedrooms and 4.5 bathrooms. Located on the highly sought after Woodbury Lane. The property also has a garage and studio. Plenty of room to expand or add a pool.



\$ 3,995,000

TOWN



Antique Charm with Options

Barn Stages is teeming with old school charm, this house has a wonderful in-town location with a bucolic feeling, abutting the Lily Pond Preserve. Expand the existing house, or build a new structure overlooking the park, this magnificent 15,000 sf lot offers many a possibility. This is a house for someone who truly understands Nantucket. Basement: Bedroom with full bathroom. Exterior access only. 1st Floor: Enter into large open dining/ living room with beautiful exposed wood beams and whitewashed floors. Kitchen with side door entrance. Office nook. Full bathroom - exterior. Two staircases. Storage. Large bedroom with private bathroom.



\$ 3,299,000

TOWN

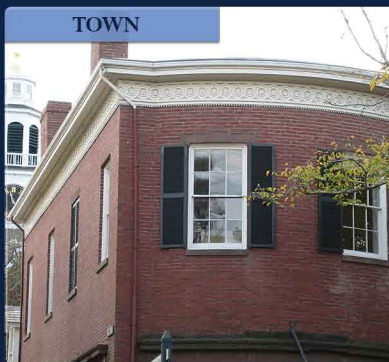


Colonial with Room for Expansion

Classic half house on an oversized, well landscaped lot in the heart of historic Nantucket. Three floors of living space with an attic that could be converted to additional living space. 2,500 sf +/- of ground cover available for expansion or second dwelling.

\$ 2,700,000

TOWN



Commercial Condominium

Second floor office space consisting of three rooms totaling 968 sq ft. High ceilings, fabulous molding, a truly classic historic Nantucket building. Second floor condominium unit located in the historic Folger building. Three rooms, and a full bathroom.

\$ 1,395,000

TOWN

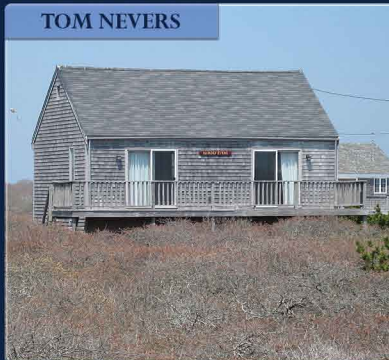


Victorian Charmer

This home was completely renovated by the Norton Preservation Trust in 1996/97, and has been lovingly maintained. Detailed woodwork throughout. Well manicured lot steps to Main Street. Solid rental history.

\$ 2,595,000

TOM NEVERS



Upside Down House with Views

1st Floor: Four bedrooms and one full bathroom. 2nd Floor: Great room with kitchen, living room, dining area. Large deck with great views. Half bathroom. 3rd Floor: Loft. A very well maintained home with great views of the Atlantic Ocean and hundreds of acres of conservation land.

\$ 1,695,000

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SCONSET



Steps to the Beach

Lush Gardens & Amazing Views.
Compass is being offered for the first time in 27 years! This well-loved property boasts sweeping views of the Atlantic, lush perennial gardens and a truly unique location. Sited right at the footbridge in the heart of the village and only steps to the beach. Expansion possibilities!!! Basement: Partial basement with interior and exterior access. 1st Floor: Open living/dining room, eat-in kitchen and den all with gorgeous water views and doors to spacious deck. Large coat closet and half bathroom. 2nd Floor: Master bedroom with ensuite bath, two bedrooms, full hall bathroom with storage and office/ possible fourth bedroom.



\$ 4,295,000

TOWN



Gracious Residence with Pool

Perched atop one of the highest points on island just 5-10 minutes walk from the center of Main Street sits Windmill

Heights an extraordinary estate with unobstructed views - pool and spa of Nantucket's historic windmill as well as the entire island from the roof-top walk. The perfect retreat for family gatherings or elegant celebrations, the home boasts 6 bedrooms draped with custom bedding, upholstery and antique furnishings along with 8 Waterworks bathrooms. Highlights include: - Privacy secured by a border of conservation land with acres of biking and walking trails - 360 degree water and harbor views from the large roof walk.



\$ 4,975,000

TOWN



Classic Antique

The "Dower House" built in 1740 offers a magical setting and a unique feel throughout that cannot be duplicated. The gem of a property feels as if you are in the country, yet, you are only a short stroll to downtown. Located on a private lane this historic home has additional ground cover available.

\$ 1,450,000

TOWN



Family Community Colonial

Great family home with an excellent rental history and income. Offered fully furnished this four bedroom home has approx. 3600 sq ft of living area. This home is located in sought after Nausshop community and offers shared use of the tennis courts, pools, and playground.

\$ 1,390,000

TOWN



Town & Beach Privacy

House and Cottage with room for expansion. Located on a private one-way lane only steps to beaches and Town. The house and cottage sit on an oversized lot with tons of expansion possibilities. The property could produce fabulous rental income or be your perfect Nantucket get-away.

\$ 2,795,000

TOWN



Old Neighborhood Bungalow

Heart of the Historic District!, Well-maintained Ranch style home with a two car garage offers close proximity to Lily Pond and downtown. 1st Floor: Open kitchen, dining area, large living room with fireplace. Large ensuite master bedroom. Guest bedroom, full hall bath.

price upon request

- for more information, call 508.228.3202 -

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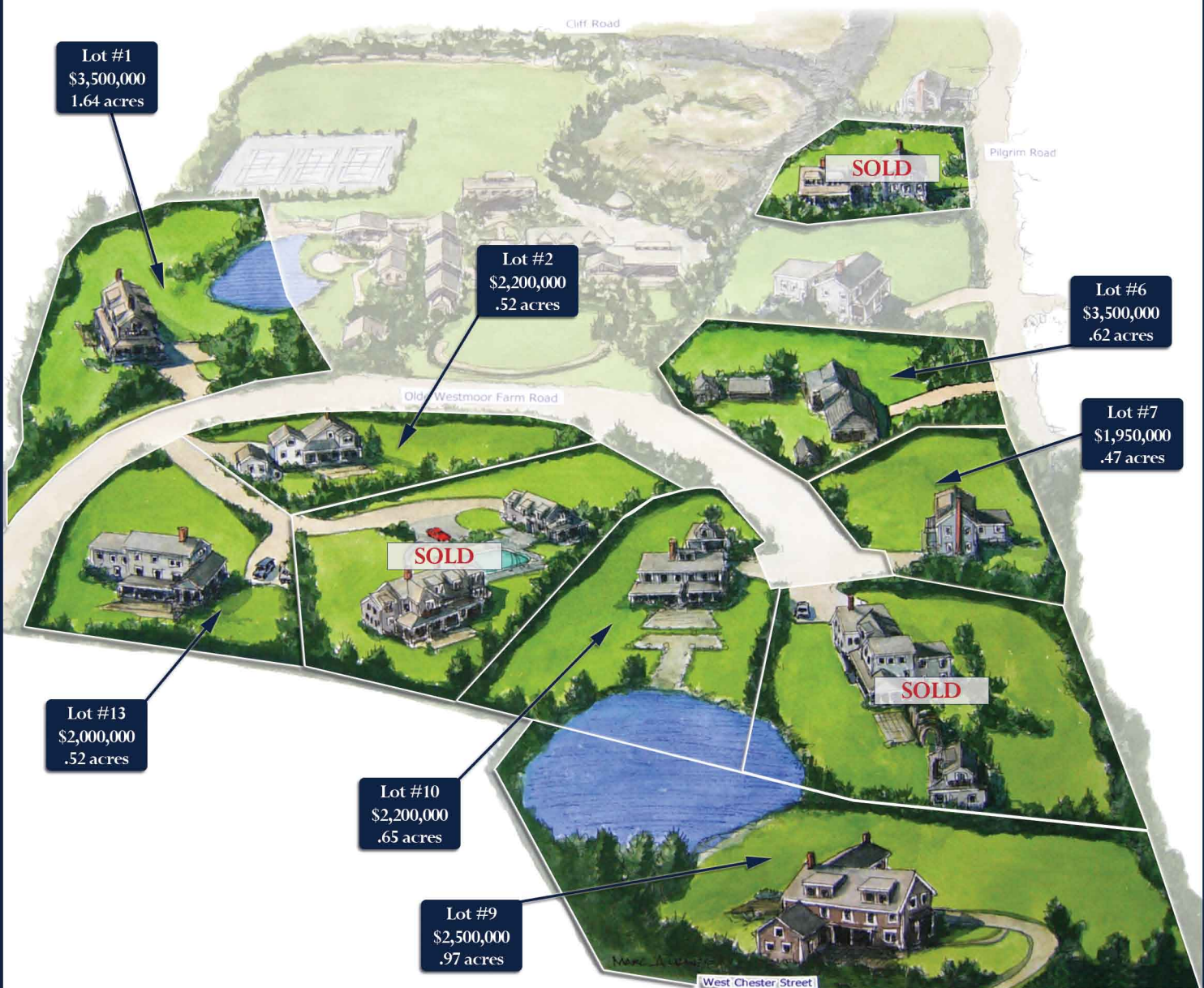
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Beautiful New Development Westmoor Farm Estate Lots

A Grand Estate Community now being developed off West Chester Street at the fabulous Westmoor Farm next to the Westmoor Club. The lots comprise the remnants of the Vanderbilt Nantucket estate and are set adjacent to the Westmoor Farm Compound, the grounds of which set the tone for this wonderful community. Public water and sewer, roads and other infrastructure provided prior to construction of your new Westmoor Farm home. All lots will be protected by restrictions assuring that the community will be built out in a manner consistent with the existing improvements.



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MONOMOY Monomoy Waterfront

The property is situated high up and offers panoramic views of Nantucket Harbor, Town, and Coate. The waterfront lot also includes a brand new pebble tech chemical free pool as well as a mooring!

\$ 9,500,000

CLIFF Harbor Views on the Cliff!

Large lot on promontory of Washing Pond Road with breathtaking water views of Harbor and Washing Pond. Included in sale are HDC approved plans for a gorgeous estate with over 8200 sq ft of living space.

\$ 5,400,000

MONOMOY Monomoy Land with Harbor Views!

Build your dream home on an acre lot with spectacular views of Nantucket Harbor, Brant Point Lighthouse and Town steeples. Great sunsets with 1st and 2nd floor water views.

\$ 2,725,000

SCONSET Sconset Lot with Ocean Views!

One of the nicest vacant lots available in Sconset. The 8,000 sf +/- lot allows for Atlantic Ocean views. Direct access to the Bluff Walk and stairs leading to Pebble Beach.

\$ 2,175,000

BRANT POINT Brant Point Lot

Great opportunity to build your dream home in a fabulous four lot sub-division. Walk to multiple beaches, Town and the ferries. Heart of Brant Point.

\$ 1,595,000

SURFSIDE Three Acre Farm

Build a Family Compound in Surfside. Known by family and friends as the farm, this oversized estate parcel offers unique terrain and serene ocean and valley views. Very short barefoot walk to a fabulous beach!

\$ 1,395,000

SURFSIDE Surfside Vacant Lot

Over an Acre with Ocean Views! This desirable vacant lot is located in Surfside and has nice water views and is a short walk to the beach!

\$ 1,295,000

SURFSIDE Barefoot Walk to Nobadeer Beach

1500 sq ft available on the ground. Vacant lot in great location with potential for expansive 2nd floor water views. Short walk to popular Nobadeer Beach. Two bedroom septic system.

\$ 925,000

TOWN Vacant Lot in Town

Build a fabulous house on this vacant lot. Located on the cusp of Town, this sunny lot offers nice elevations and potential for second floor harbor views. One of the only vacant lots available in Town.

\$ 549,000

TOWN Allens Lane Vacant Lot!

One of the most affordable lots on the market! Several different possibilities. HDC approved plans for main house with attached apartment.

\$ 490,000

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