

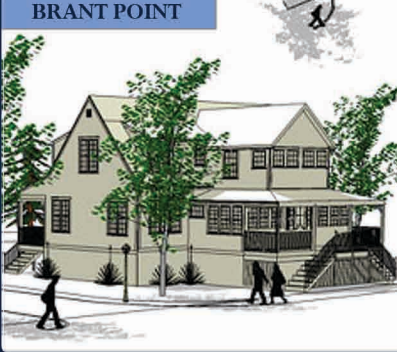
J Pepper Frazier Company

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.

\$ 1,450,000

CISCO



Brand New in Hummock Pond

Just in time to decorate to your personal style! Property features all top of the line amenities for a discriminating buyer. Basement: Large full basement. 1st Floor: Enter into large open great room with masonry brick fireplace and easy access to kitchen with granite counters

\$ 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

\$ 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.

\$ 1,295,000

CLIFF



Country House on a Quiet Lane

Great privacy on a quaint lane, with a newly completed renovation including all new bathrooms, new heating and A/C system. Basement: 1/2 Crawl Space. 1/2 Full basement. 1st Floor: Living and dining area. Gourmet kitchen with fireplace and home.

\$ 1,925,000

CLIFF



Renovated Bungalow

Fabulous rental income! Two master bedrooms. The cottage sits on 7674 s.f. lot. A must see! Fabulous front porch with pastoral views. Enter into an open kitchen, dining, living room with fireplace. Large master bedroom has a glassed-in shower and separate jacuzzi tub.

\$ 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, custom millwork throughout, handmade mahogany doors with vintage hardware, custom windows, and reclaimed heart pine floors. Lower Level: Finished work-out 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, subzero etc. and Butlers pantry. Dining and Livingroom overlook covered porch, beautiful gardens and the Harbor. Bedroom with harbor views off Livingroom, Bedroom with full tile bath and powder room. Custom built in cabinets throughout. Second Floor: Two ensuite bedrooms, each with own balcony overlooking harbor.

\$ 10,700,000

SHIMMO



New Harbor Estate

This brand new estate represents the best value for a high end property in this price range built to the highest standards in design & detail. The property offers a gracious 5 bedroom/8 bath compound with custom pebble tech pool, expansive front and rear lawns, covered porches, and garage/cottage. Deeded access to the harbor. Access to Widows Walk with good views of town and the harbor. 2nd Floor: Cathedral ceilings with wide beams throughout. Kitchen with granite island and counters, Sub-zero refrig/wine refrig/ bare refrig, Wolf cooktop & Double Oven, Viking 42 inch grill. Kitchen leads to deck with views of the ocean. Dining room with views of Madaket Harbor/ Hither Creek and French doors to a second deck. Spacious living room with fireplace. Powder room.

\$ 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.

\$ 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 maids 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 large piece of land in Miacomet. Room for expansion. Great value. One bay attached garage with plumbing.

\$ 1,150,000

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SCONSET



Golfers Dream

Fabulously Unique and High End Property. Rare Opportunity. A private pristine manicured property with mature privet and perennial gardens. The perfect opportunity to own your turn key dream property. Basement: Enter into comfortable family room with built-in entertainment center. Two good sized bedrooms and one full bath. A second laundry closet with built in cabinets. Stark wool carpeting throughout. Radiant heated floors. 1st Floor: Beamed living room has antique chestnut parquet floor with built-ins, cabinetry and gas fireplace. Gourmet kitchen with honed granite countertops, all top of the line appliances, and pine island with subzero wine cooler. Dining room with reclaimed chestnut floor and gas fireplace. Tiled powder room. Laundry room. Guest bedroom with en-suite full bathroom, beautifully appointed with stone

\$ 5,495,000

CLIFF

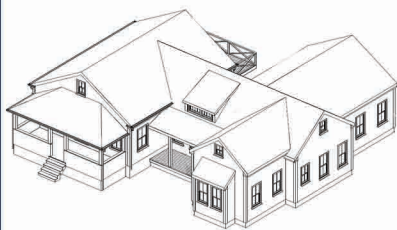


Harbor House and Cottage

Main House offers 7 bedrooms thoughtfully laid-out over 4000 +/- sq ft along with a 3 bedroom cottage. HDC approved plans to renovate cottage along with garage/studio or pool. House: Lower Level: Two bedrooms, 2 bathrooms, living room, storage, laundry. Furnishings can be purchased for an additional \$100,000. 1st Floor: Master bedroom with ensuite bathroom, 4 guest bedrooms, 3 full bathrooms. Fabulous decks. 2nd Floor: Full gourmet kitchen, formal dining room, living room, office. Half bathroom. Great decks with views of Harbor. Cottage: Full unfinished basement :9 ft ceilings with laundry and utilities. First Floor: Kitchen, dining room, living room, bedroom, full bathroom. Second Floor: Master bedroom, full bathroom, guest bedroom. Stairs to roof walk.

\$ 10,995,000

SCONSET



Steps to the Casino

First Floor: Front porch, enters to great room with kitchen with island, living room, dining area with French doors leading to rear deck. Stairs leading to basement. Half bathroom. Hall closet. Two master bedrooms with en suite bathrooms.

\$ 1,695,000

MADAKET



Steps to the Beach

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!!!

\$ 4,295,000

SURFSIDE



Several Dwellings, Several Possibilities

Central location close to beaches, Town, and shopping. May have possibility to condo property with no restrictions. Must see to appreciate! Basement: Partial basement under main house. Crawl space under remaining structures. 1st Floor: Enter front door into large living room.

\$ 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

Gracious formal rooms, three fireplaces, fabulous gourmet kitchen. A private well manicured property with mature plantings, deck large patio over looking conservation land. Plenty of room to expand or add a pool. Basement: Crawl Space. 1st Floor: Entry with powder room leads to gourmet kitchen with granite countertops that opens to a great room with fireplace and breakfast/dining area. Wood paneled formal dining room with French doors that lead to outdoor patio. Entry and dining both lead to a gracious formal living room. 2nd Floor: Master bedroom with fireplace, large deck, walk-in closet and master bath. Three large bedrooms, full bathroom, laundry. 3rd Floor: Two guest bedrooms sharing a full bath. Fixed ladder to roof walk. 2nd Dwelling: Garage with large bedroom/living area and full bath.

\$ 3,995,000

TOWN



Antique Charm with Options

Barn Stages 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 pond, 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. Two staircases. Large bedroom with private bathroom. Linen closet. Laundry room. 2nd Floor: One bedroom with shutter doors opening to living room below. Second bedroom with shutter doors opening onto living room below.

\$ 3,299,000

TOWN



Colonial with Room for Expansion

Classic Half House with two shelled driveways, deck with steps to rear yard. Landscaping and stonework throughout the property. 2500 sq ft of ground cover available. Lower Level: Side entrance leads to a large den, sitting room. Stairs to first floor. Beadboarding throughout.

\$ 2,700,000

TOWN



Commercial Condominium

Second floor office space consisting of three rooms totally 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 Charming

This home was completely renovated by the Norton Preservation Trust in 1996/97, and has been lovingly maintained. Detailed woodwork throughout. First Floor: A gracious front porch leads you to the the living room with two seating areas, Dining room also has a fireplace.

\$ 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 100 acres of conservation land.

\$ 1,695,000

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TOWN



Victorian & Colonial

The property is steps away from the center of Town. Great large yard with great sun exposure. Expansion possibilities! Basement: Colonial: Crawl. Victorian: Full basement. First Floor: Colonial: Entrance hallway leads to dining room. Parlor room, TV nook off of living room. Kitchen looking over the magnificent main yard. Full bath. Laundry room and mud room are off of kitchen. Victorian: Front porch leads you to the living room with two seating areas, Dining room also has a fireplace. The kitchen has a built-in eating area. Bedroom on this level with private bath (shower). Doors lead to the outside back deck and large yard. Second Floor: Colonial: Three bedrooms and one full bath. Victorian: Three bedrooms: Two bedrooms sharing a hall bath (t/s). Master bedroom suite including a bath with tub and shower.

\$ 5,595,000

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 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. Extensive renovation will be complete in Spring 2006 ! 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 - Two master suites each with private bath, walk-in closet, fireplace, private deck and views - This property can also be viewed at www.windmillheights.com

\$ 4,975,000

TOWN



Classic Antique

First Floor: Front porch, enters to great room with kitchen with island, living room, dining area with French doors leading to rear deck. Stairs leading to basement. Half bathroom. Hall closet. Two master bedrooms with en suite bathrooms.

\$ 1,450,000

TOWN



Family Community Colonial

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!!!

\$ 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.

\$ 3,200,000

TOWN



Old Neighborhood Bugalow

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

please call

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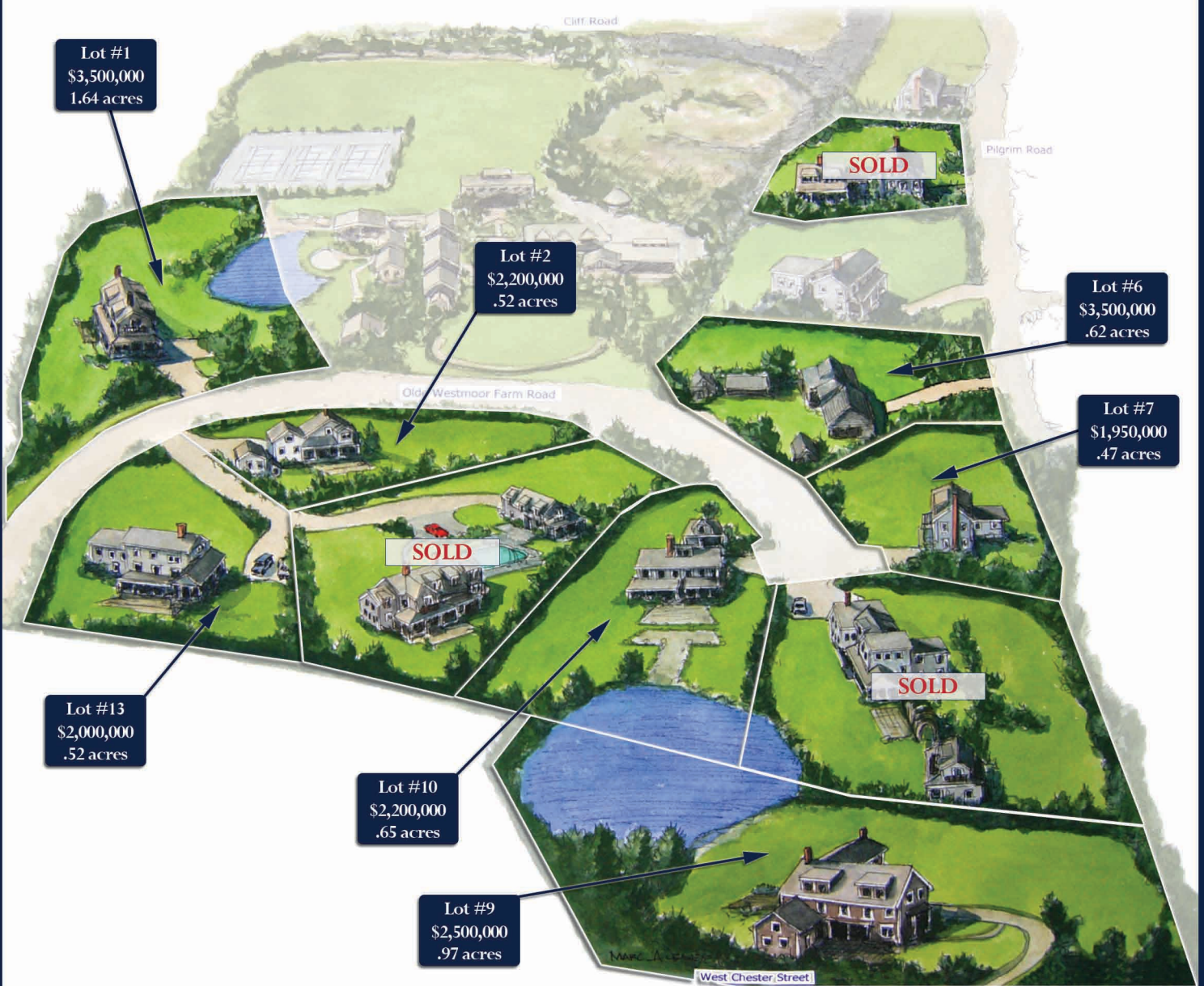
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Beautiful New Development Westmoor Farm Estate Lots

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 Coatee. 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!

Direct access to Bluff Walk and Pebble Beach! One of the nicest vacant lots just over 9000 sq ft with views of the Atlantic Ocean available! Direct access to the Bluff Walk and stairs leading to Pebble Beach.

\$ 2,175,000

BRANT POINT Brant Point Lot

This is a great opportunity to build your dream home with views of Nantucket Harbor, Church steeples, and town. Walk to Jetties Beach, all the downtown restaurants and ferries.

\$ 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!

\$ 1,550,000

SURFSIDE Surfside Vacant Lot

Over an Acre with Ocean Views! Ocean Views! This desirable vacant lot is located in Surfside and has nice water views and is a short walk to the beach! This property consists of two separate lots.

\$ 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 Surfside Beach. Two bedroom septic system.

\$ 549,000

TOWN Vacant Lot in Town

Built a fabulous house on this vacant lot located on Cherry Street! Walk to town! Sunny, well-lit vacant lot with 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 of the market! Several different possibilities exist for this great deal! Rear portion of the lot (section with green crosses) is deed restricted and is a no build zone.

\$ 490,000

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