

**PASTORAL TOWN SETTING**



Lovely in town house with large yard, two shelled driveways, many upgrades including completely new shingled exterior, new windows, new trim. Fabulous deck with steps to rear yard. Landscaping and stonework throughout the property. Huge yard. 2500 sq ft of ground cover available. \$1,295,000

**SURFSIDE VACANT LOT**



Over an acre of land and Ocean Views! \$1,295,000

**MID ISLAND VACANT LOT**



5000 sq ft vacant lot in convenient mid-island location! \$490,000



**SURFSIDE HOUSE & COTTAGE**



Well maintained house and cottage with great, private yard space. Central location close to beaches, Town, and shopping. May have possibility to condo property with no restrictions. Must see to appreciate! \$1,325,000

**NAUSHOP NEWLY BUILT!**

Sold Fully Furnished! Newly built spacious home located in a convenient location. Custom features and turn key condition!! Central A/C and Irrigation. Family Community! \$1,390,000



Three bedroom upside house with views of conservation land and Long Pond. Quiet wooded neighborhood. \$1,350,000

**FISHERS LANDING HOUSE!**

**CLIFF CAPE**

Tucked away on a newly landscaped lot, this three bedroom, two bath home makes a great near town getaway. Close to nature preserves. This home has been solidly built and maintained. Rented until September 2006. Great Investment Opportunity! \$1,295,000

**BRAND NEW ON AURORA**



Beach or Town? This brand new home is conveniently located between Cisco Beach and Town. Property features all top of the line amenities for a discriminating buyer. \$1,895,000



**'SCONSET RENOVATION**



Oversized Sconset Lot!! Great sunny property with approved HDC PLANS for a well designed renovated home. Walk to Sconset Village and Sconset Beach!! \$1,695,000



**TOM NEVERS WITH VIEWS**

A very well maintained home with great views of the Atlantic Ocean and 100 acres of conservation land. Deeded beach rights! Room for expansion! \$1,695,000



**NEWLY COMPLETED IN TOWN!**

Custom built by Kent Murphy and professionally landscaped. Superb in Town location close to Main Street, Beaches and Shopping. Top of the line appliances and gorgeous wood floors. \$1,825,000



**NEWLY BUILT IN CISCO!**

Beautifully appointed brand new home conveniently located between Town and Cisco beach. Excellent craftsmanship and details are evident throughout. \$1,795,000



**ROOM FOR EXPANSION IN TOWN!**

Lovely in town house with large yard, two shelled driveways, many upgrades including completely new shingled exterior, new windows, new trim. Fabulous deck with steps to rear yard. Landscaping and stonework throughout the property. Huge yard. 2500 sq ft of ground cover available. \$2,700,000

**SURFSIDE ROAD COMMERCIAL OPPORTUNITY**

Perfect property for someone looking for a project... or continue earning fabulous rental income.... Located in RC2M zoning which allows for creative ground cover uses!! \$1,275,000

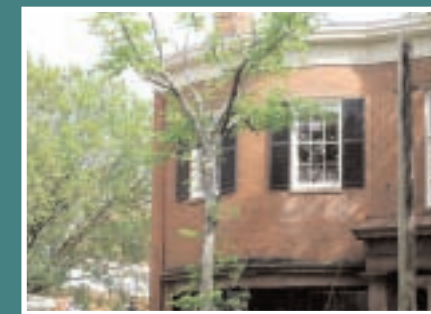
**TRANQUIL IN POCOMO**

A very special spot! Private & secluded. Close walk to Pocomo Beach. \$1,675,000



**MAIN STREET CONDO**

Fabulous commercial location located on Main Street. Second floor office space consisting of three rooms totally 968 sq ft. High ceilings, fabulous molding, a truly classic historic Nantucket building. \$1,395,000



**"DOWER HOUSE"**

The "Dower House" is located on a quiet lane in the heart of the Old Historic District. Beautiful piece of property with tons of potential. Walking distance to Town and Beaches. \$1,625,000



AMAZING WATERVIEW ON WASHING POND



Build your dream home on this lot with spectacular views of Nantucket Harbor, Brant Point Lighthouse and town steeples. Great sunsets with first and second floor waterviews. \$5,750,000



MADAKET AMAZING VIEWS!



Brand New House outstanding custom built house with water views in all directions. Tile and glass bathrooms, granite and top of the line kitchen appliances. Hard oak floors throughout, custom fireplaces, large media room and decks throughout. The generous lot affords the property beautiful landscaping throughout. Must See! \$2,680,000

WESTMOOR FARM LAND WITH HDC APPROVED PLANS!



Over half an acre in the newest, high-end development on Nantucket. The property allows for 3,090 sf MOL of ground cover.

With Town Water and Town Sewer, you can build an extensive compound, which could include a main house, cottage, studio and swimming pool. The property is well situated just a short walk to Town, beaches and the Westmoor Club. The property includes HDC approved plans and will be ready with a building permit upon closing. \$2,295,000



SURF SUN & PRIVACY

Unstoppable views of the Atlantic Ocean over hundreds of acres of conservation land. Over an acre of land in a very private setting. The house sits on the best lot on Wigwam Road and has direct beach access to one of Nantucket's most pristine, undiscovered beaches. \$2,750,000



MONOMOY WITH EUROPEAN FLAIR

New 5 bedroom, 5.5 bath featuring an outdoor living room with fireplace and swimming pool with pebbletec finish. Amenities abound: antique restored French woodwork, custom wood paneled library, wine cellar, exercise room and maid's quarters. \$5,950,000



CLIFF BUNGALOW

Fabulous rental income! Walk to the beach & to The Westmoor Club! Two master bedrooms. The cottage sits on 7674 s.f. lot. A must see! Fabulous front porch with pastoral views. \$1,550,000



BRANT POINT COTTAGE!

Short walk to town and beaches. The lot has remaining ground cover. Galley kitchen, living room, dining area. Master bedroom. Full bathroom. Great rental history and rental income! \$1,425,000

HOUSE OF LORDS



A 1753 Whaling Cottage with generous living space on a classic, historic 'Sconset Street. Keep it as is, a traditional 'Sconset summer house, or renovate to the nines! Truly sought after location right in 'Sconset Village and steps to the beach! \$2,250,000

DONE UP IN DIONIS



Country house located a short distance from one of the finest North Shore Beaches. Great privacy on a quaint lane, with a newly completed renovation including all new bathrooms, new heating and A/C system and still room for second dwelling! \$1,925,000

CHERRY STREET LOT



Affordable lot in town. One of the last available town lots! A Great Investment! \$549,000

MONOMOY DIRECT WATERFONT ESTATE WITH WATER VIEWS



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. \$11,995,000



J Pepper Frazier Company 28 Centre Street  
 8 India Street  
 www.jpfc.com ♦ tel 508 228 3202 Nantucket, Ma 02554

**WESTMOOR 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. Please call for more information on these incredible pieces of property! Priced from \$1,800,000 to \$3,500,000.



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**IN TOWN COMPOUND**



A Colonial style home and a classic Victorian home are being sold along with a secondary dwelling, plus two auxillary buildings. This amazing property is steps away from the center of Town. Great large yard, very rare in town. Expansion possibilities! The entire compound can be purchased for \$5,595,000.



The Victorian home can be purchased alone for \$2,595,000



An eye-catching Victorian home with a welcoming front porch surrounded by mature hydrangeas. Room for expansion. This home was completely renovated by the Norton Preservation Trust in 1996/97, and has been lovingly maintained.

**'SCONSET COMPOUND**



Oversized lot with close proximity to both Sankaty Head Golf Club and "Sconset Village."



A private pristine manicured property with mature privet and perennial gardens.



The perfect opportunity to own your turn key dream property! A must see! \$5,495,000

**MONOMOY LAND**



Build your dream home on this acre lot with spectacular views of Nantucket Harbor, Brant Point Lighthouse and Town steeples. Great sunsets with first and second floor waterviews. \$2,725,000



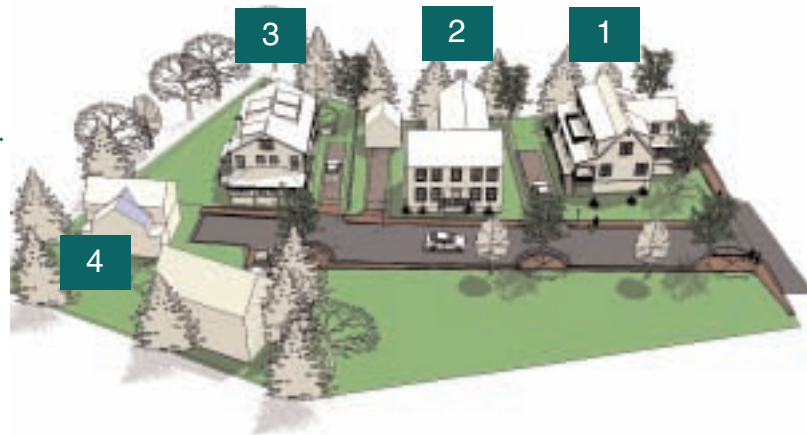
**J Pepper Frazier Company Agents**

J Pepper Frazier • Christopher Karlson • J Pepper Frazier II • Dalton T. Frazier  
 Jennifer L. Frazier • Christian Kling • Debby Christian • Jenny Whitlock  
 Jason Meister • Kathy Sullivan • Gregory Chotkowski • Lee Lyon • Brian Harris

**DOLPHIN COURT**

RARE OPPORTUNITY TO CREATE YOUR OWN DREAM HOUSE IN BRANT POINT.

- 1) 5,698 SQ FT 5 BED 5.5 BATH RECENTLY RENOVATED HOUSE. \$ 4,300,000.
- 2) 5,269 SQ FT VACANT LOT. OFFER TO PURCHASE
- 3) 6,565 SQ FT 4 BED 4.5 BATH RENOVATED HOUSE. \$3,800,000 OR \$2,500,000 "AS IS".
- 4) 6079 SQ FT VACANT LOT. \$ 1,595,000.



**SHIMMO ESTATE**



This estate offers the highest level of design with PROTECTED commanding views of Nantucket Harbor, Sound, Coatee and Town. Main house offers custom millwork throughout, all waterworks fixtures and tiles with custom mosaic floors and reclaimed oak floors. There are wraparound porches, a 16 seat home theater, wine cellar, kitchen with custom woodmode cabinets, marble and granite countertops throughout, three fireplaces, a hot tub/pool, and a poolhouse with one car garage, meticulously landscaped and beautifully furnished. Deeded access to the harbor. \$9,450,000



**GORGEOUS HIGH POINT IN TOWN**

Another Stunning Time & Place restoration resulting in 6 bedrooms, 6.5 bathrooms, full catering high end kitchen, media room.

To top it off heated pool & spa, and well designed patio. Spectacular views of town from roof walk! CALL FOR DETAILS



**WATERFRONT RETREAT**



Unparalleled views from the promontory of the south shore encompass this gorgeous waterfront, 3 bedroom, 3 full bath home. Property includes private stairs to one the nicest beaches on island and has over 150 ft of ocean frontage. The home has been meticulously cared for and was recently expanded and renovated. Additional Expansion possibilities do exist. \$3,795,000

**BRANT POINT PERFECTION!**



Exquisite Brant Point Retreat! Turn key house with 901 sq ft of living space. Enjoy the views, privacy, and natural beauty of Brant Point. \$1,790,000

**COMPASS • 'SCONSET GEM**



One of the most coveted historic cottages in "Sconset can now be yours! 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!!! \$4,925,000