

Land Listings



MLS #: 72092217 **Status:** SLD **DOM:** 21 **DTO:** 2 **Sale Price:** \$325,000 **List Price:** \$339,000
 2 Linda Ln **Sale Date:** 2/28/2017 **List Date:** 11/11/2016
 Nahant, MA 01908 **Off Mkt. Date:** 12/1/2016 **Orig. Price:** \$339,000
Type: Residential **Zoning:** R2 **Acres:** 0.27 (11645 sq.ft.) **Tax:** \$2429 **Fy:** 2016
Electric: At Street **Gas:** At Street **Sewer:** At Street **Water:** Public
Doc on Hand: --

Land Descr: Corner, Gentle Slope, Scenic View(s)

Remarks: Rare Opportunity to purchase a large corner lot with spectacular Oceanviews!! An 11, 645 square foot lot that is steps to a beautiful sandy beach.. Enjoy kayaking, surfing, biking or walking the beach everyday! Close to shopping, public transportation and fine dining. A short drive to Logan Airport and Boston. Why not do something different and maybe build your own brand new home!

List Office: REAL ESTATE and Company (978) 764-7504 **List Agent:** Judi Moccia

Sale Office: REAL ESTATE and Company (978) 764-7504 **Sale Agent:** Judi Moccia



MLS #: 71875314 **Status:** SLD **DOM:** 98 **DTO:** 83 **Sale Price:** \$400,000 **List Price:** \$500,000
 000 Prospect St **Sale Date:** 10/23/2015 **List Date:** 7/17/2015
 Nahant, MA 01908 **Off Mkt. Date:** 10/23/2015 **Orig. Price:** \$500,000
Type: Residential **Zoning:** R2 **Acres:** 0.47 (20683 sq.ft.) **Tax:** \$4028.11 **Fy:** 2016
Electric: At Street **Gas:** At Street **Sewer:** Public, At Street **Water:** Public, At Street
Doc on Hand: --

Land Descr: Level

Remarks: Rare Nahant Opportunity - build your dream home to your desire on this beautiful level lot approx. 20, 683sqft. Nahant is a great seaside town with so much to offer, low taxes close to Boston and Logan International airport.

List Office: Nahant Associates, Inc. (781) 581-3644

List Agent: Niamh A. Callahan

Sale Office: Nahant Associates, Inc. (781) 581-3644

Sale Agent: Linda Jenkins

Land Listings: 2 **Avg. List\$:** \$419,500 **Avg. DOM:** 59.50 **Avg. DTO:** 42.50 **Avg. Sale\$:** \$362,500

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Single Family Listings



MLS #: 72230716 **Status:** SLD **DOM:** 2 **DTO:** 2 **Sale Price:** \$300,000 **List Price:** \$300,000
 58 LENNOX RD **List \$/SqFt:** 273.72 **Sale Date:** 3/15/2018 **List Date:** 9/17/2017
 Nahant, MA 01908 **Sold \$/SqFt:** 273.72 **Off Mkt. Date:** 9/19/2017 **Orig. Price:** \$300,000
Style: Detached - Cottage
Rooms: 5 **Beds:** 2 **Baths:** 1f 1h **Living Area:** 1096 **Tax:** \$3901.12
Garage: 0 **Parking:** 1 **Acres:** 0.07 (3056 sq.ft.) **Year Built:** 1920 **Fy:** 2017
Remarks: Cute 2 bedroom home in need of TLC. Will not qualify for FHA
List Office: D & R Realty (978) 587-2735 **List Agent:** Michelle Gatchell
Sale Office: D & R Realty (978) 587-2735 **Sale Agent:** Michelle Gatchell



MLS #: 71815980 **Status:** SLD **DOM:** 38 **DTO:** 12 **Sale Price:** \$327,000 **List Price:** \$315,000
 1 Highland Road **List \$/SqFt:** 222.14 **Sale Date:** 5/20/2015 **List Date:** 4/12/2015
 Nahant, MA 01908 **Sold \$/SqFt:** 230.61 **Off Mkt. Date:** 5/4/2015 **Orig. Price:** \$315,000
Style: Detached - Ranch
Rooms: 5 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 1418 **Tax:** \$3427
Garage: 0 **Parking:** 2 **Acres:** 0.12 (5221 sq.ft.) **Year Built:** 1945 **Fy:** 2015
Remarks: GREAT OPPORTUNITY TO LIVE IN A BEACHFRONT COMMUNITY. This home is in a great neighborhood, great corner lot location and only 13 miles to Boston. In need of TLC, but well worth the effort. This home is an Estate being sold in AS IS condition, no warranties or representations are being made. Subject to a License to Sell from the Salem Probate Court. Group showings Wednesday 4/15, 5-6pm and Sunday 4/19, 12-1pm. Interested parties should submit offers with preapprovals or POF to list agent by noon 4/21 for Estate Representative review., response time should be 5pm 4/23.
List Office: Sagan Agency REALTORS® (781) 593-6111 **List Agent:** Judith Toner
Sale Office: EXIT Realty Beatrice Associates (978) 777-3948 **Sale Agent:** Victoria Dimino



MLS #: 72003683 **Status:** SLD **DOM:** 5 **DTO:** 5 **Sale Price:** \$335,000 **List Price:** \$319,000
 15 Hillcrest Ave **List \$/SqFt:** 262.77 **Sale Date:** 6/24/2016 **List Date:** 5/11/2016
 Nahant, MA 01908 **Sold \$/SqFt:** 275.95 **Off Mkt. Date:** 5/16/2016 **Orig. Price:** \$319,000
Style: Detached - Colonial
Rooms: 5 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1214 **Tax:** \$4274
Garage: 2 **Parking:** 2 **Acres:** 0.14 (6282 sq.ft.) **Year Built:** 1900 **Fy:** 2016
Remarks: Enjoy this sunny cottage with partial ocean views located in the Seaside Village of Nahant. This home has incredible potential with a cathedral ceiling in the living room and a beautiful beach stone fireplace. It also offers a large yard and two car garage.
List Office: By The Sea Sotheby's International Realty (978) 865-1168 **List Agent:** William Rochford
Sale Office: By The Sea Sotheby's International Realty (978) 865-1168 **Sale Agent:** William Rochford



MLS #: 71878624 **Status:** SLD **DOM:** 90 **DTO:** 64 **Sale Price:** \$315,000 **List Price:** \$325,000
 111 Flash Rd **List \$/SqFt:** 185.29 **Sale Date:** 12/30/2015 **List Date:** 7/24/2015
 Nahant, MA 01908 **Sold \$/SqFt:** 179.59 **Off Mkt. Date:** 10/22/2015 **Orig. Price:** \$449,000
Style: Detached - Colonial
Rooms: 8 **Beds:** 4 **Baths:** 1f 1h **Living Area:** 1754 **Tax:** \$4958
Garage: 0 **Parking:** 6 **Acres:** 0.4 (17600 sq.ft.) **Year Built:** 1878 **Fy:** 2015
Remarks: Fabulous Location for this Classic Colonial on a more than 17, 000 sq.ft lot! Loads of space and privacy to entertain friends and family in the beautiful backyard. 3-4 bedrooms(one is used as an office) large country style eat-in kitchen, large living and dining rooms as well. Balcony off Master Bedroom, and covered patio overlooking spacious yard with many mature trees and manicured grounds. Lots of off-street paved parking spaces. Just Around the corner from Short Beach, The Nahant Life Saving Station, playground, Johnson School, Community Garden, and walking trails. Enjoy this great Ocean Community lifestyle, Nahant has it's own Town Wharf, Golf Course, dining, and great beaches! ...This could be a great building lot as well, great price! HUGE PRICE REDUCTION! INTERESTED PARTIES SHOULD SUBMIT OFFERS WITH PRE-APPROVALS or POF BY NOON 9/25/15 FOR SELLER REVIEW.. RESPONSE TIME SHOULD BE 9/28/15 AT 5 P.M.
List Office: Nahant Associates, Inc. (781) 581-3644 **List Agent:** Linda Jenkins
Sale Office: REAL ESTATE and Company (978) 764-7504 **Sale Agent:** Judi Moccia



MLS #: 71871641 **Status:** SLD **DOM:** 208 **DTO:** 148 **Sale Price:** \$342,900 **List Price:** \$355,000
 16 Rollins Ave **List \$/SqFt:** 334.91 **Sale Date:** 1/20/2016 **List Date:** 7/11/2015
 Nahant, MA 01908 **Sold \$/SqFt:** 323.49 **Off Mkt. Date:** 1/14/2016 **Orig. Price:** \$385,000
Style: Detached - Bungalow
Rooms: 4 **Beds:** 2 **Baths:** 1f 1h **Living Area:** 1060 **Tax:** \$2996
Garage: 0 **Parking:** 1 **Acres:** 0.03 (1481 sq.ft.) **Year Built:** 1928 **Fy:** 2014

Remarks: Breathtaking oceanviews from this South facing elegantly designed home. Enter thru a flower garden into a lovely European style kitchen w/artistic tile accents. An open concept living and dining area w/freshly painted walls, bamboo flooring and new windows w/a view of the sea. An office area for your quiet work and studies. Follow up the bamboo staircase and you will find a lrg. master suite w/generous closet space and designer style bathrm. The guest bedrm. is cozy w/laundry area tucked away. An ocean deck off the master suite has tempered glass railings and shaded pergola sitting area w/sunscreen drapery. Enjoy the gentle ocean breezes that whisper through the white linen curtains, curl up and close your eyes to peace and tranquility. This home appeals to a sophisticated minimalist who appreciates an airy & sun flooded ambiente. The presence of the ocean enhances the feeling of a year round vacation. One car parking w/possibility for expanding to additional parking.

List Office: REAL ESTATE and Company (978) 764-7504 **List Agent:** Judi Moccia
Sale Office: EXIT Realty Beatrice Associates (978) 777-3948 **Sale Agent:** Margaret O'Malley



MLS #: 71999497 **Status:** SLD **DOM:** 64 **DTO:** 9 **Sale Price:** \$345,000 **List Price:** \$359,900
 17 Maple Ave **List \$/SqFt:** 199.94 **Sale Date:** 7/1/2016 **List Date:** 5/4/2016
 Nahant, MA 01908 **Sold \$/SqFt:** 191.67 **Off Mkt. Date:** 6/30/2016 **Orig. Price:** \$359,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1800 **Tax:** \$2856
Garage: 0 **Parking:** 2 **Acres:** 0.04 (1800 sq.ft.) **Year Built:** 1920 **Fy:** 2016

Remarks: WELCOME HOME TO THE QUIANT SEASIDE COMMUNITY OF NAHANT! This home has all the charm you could ask for with nice updates throughout. Beautifully remodeled Kitchen with creamy cabinets, farmers sink, granite counters with glass tiled back splash, stainless steel appliances, butcher block island and HW floors. Relax in the living room and entertain in the dining room. Two first floor bedrooms . 2nd level offers a huge GREAT room with beamed cathedral ceilings, Wide plank hardwood floors and many windows allowing the sunlight to pour in. Master bedroom with easy potential for a huge walk in closet from an adjacent room and an attached office for the work at home employee or optional nursery. Maintenance free exterior with Beacon style fenced in courtyard & seasonal ocean views. Enjoy all the local beaches. Showings to begin Saturday May 7th.

List Office: Coldwell Banker Residential Brokerage - Lynnfield (781) 334-5700 Ext. 145 **List Agent:** Joyce Cucchiara
Sale Office: Century 21 Mario Real Estate (617) 569-6044 Ext. 122 **Sale Agent:** Thomas Mario



MLS #: 71744028 **Status:** SLD **DOM:** 41 **DTO:** 25 **Sale Price:** \$330,500 **List Price:** \$359,900
 2 Fallon Way **List \$/SqFt:** 317.37 **Sale Date:** 11/25/2014 **List Date:** 9/16/2014
 Nahant, MA 01908 **Sold \$/SqFt:** 291.45 **Off Mkt. Date:** 10/27/2014 **Orig. Price:** \$359,900
Style: Detached - Cottage
Rooms: 5 **Beds:** 2 **Baths:** 1f 1h **Living Area:** 1134 **Tax:** \$3581.85
Garage: 0 **Parking:** 1 **Acres:** 0.03 (1482 sq.ft.) **Year Built:** 1920 **Fy:** 2015

Remarks: Escape to this sweet cottage! Perfect for a weekend getaway! Direct oceanfront with all the charm of yesteryear.. Wraparound deck gets you as close to the gentle waves as possible. Watch them role in with the tides as the scenery is always changing! Sunbathers, paddle boarders, kite runners, scuba divers and photo shoots just to name a few! This sweet cottage has been wonderfully updated with an open floor plan, cathedral ceiling, stain glass windows, full bath and bedroom with cedar closet. The lower level has a finished basement with family room and an additional bedroom, laundry and 1/2 bath with sauna. Gas heat, and one car parking. Will require flood insurance which will be between \$7000 and \$8000 per year

List Office: RE/MAX Advantage Real Estate (781) 631-2330 **List Agent:** Marcie Gingle
Sale Office: RE/MAX Advantage Real Estate (781) 631-2330 **Sale Agent:** Marcie Gingle



MLS #: 72253822 **Status:** SLD **DOM:** 20 **DTO:** 4 **Sale Price:** \$371,000 **List Price:** \$359,900
 42 Phillips Rd **List \$/SqFt:** 290.71 **Sale Date:** 12/21/2017 **List Date:** 11/9/2017
 Nahant, MA 01908 **Sold \$/SqFt:** 299.68 **Off Mkt. Date:** 11/29/2017 **Orig. Price:** \$359,900
Style: Detached - Other (See Remarks)
Rooms: 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1238 **Tax:** \$3940
Garage: 0 **Parking:** 2 **Acres:** 0.08 (3400 sq.ft.) **Year Built:** 1910 **Fy:** 2017

Remarks: This home needs work will not go FHA cash investor preferred, Has good bones older kitchen and bath in need of heating system electric is older with fuses

List Office: Century 21 North Shore (781) 231-2236 **List Agent:** William Doyle
Sale Office: REAL ESTATE and Company (978) 764-7504 **Sale Agent:** Judi Moccia



MLS #: 71909730 **Status:** SLD **DOM:** 683 **DTO:** 102 **Sale Price:** \$365,000 **List Price:** \$375,000
70 Castle Road **List \$/SqFt:** 235.26 **Sale Date:** 4/19/2016 **List Date:** 9/24/2015
Nahant, MA 01908 **Sold \$/SqFt:** 228.98 **Off Mkt. Date:** 4/17/2016 **Orig. Price:** \$415,000
Style: Detached - Bungalow
Rooms: 6 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1594 **Tax:** \$3984.71
Garage: 0 **Parking:** 3 **Acres:** 0.22 (9931 sq.ft.) **Year Built:** 1875 **Fy:** 2015

Remarks: Corner lot with 2 homes. Great 2 bedroom home with gleaming hardwood flooring, eat-in kitchen, large sunny deck and steps to the beach. Also, a one bedroom lovely cottage in the back yard with separate parking that can be used for extended family, home office or extra rental income. Great back yard and space for plenty of gardening, family cookouts and play. Steps to a beautiful sandy beach for swimming, boating, and relaxing. Close to public transportation, airport and the city of Boston. Come and visit us and enjoy this lifestyle.

List Office: REAL ESTATE and Company (978) 764-7504 **List Agent:** Judi Moccia
Sale Office: REAL ESTATE and Company (978) 764-7504 **Sale Agent:** Judi Moccia



MLS #: 71834462 **Status:** SLD **DOM:** 205 **DTO:** 153 **Sale Price:** \$363,500 **List Price:** \$379,900
22 Wendell Rd Ext **List \$/SqFt:** 282.66 **Sale Date:** 11/24/2015 **List Date:** 5/4/2015
Nahant, MA 01908 **Sold \$/SqFt:** 270.46 **Off Mkt. Date:** 10/13/2015 **Orig. Price:** \$399,900
Style: Detached - Colonial
Rooms: 6 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 1344 **Tax:** \$3898.44
Garage: 0 **Parking:** 5 **Acres:** 0.07 (3136 sq.ft.) **Year Built:** 1927 **Fy:** 2015

Remarks: Located on one of the highest points in Nahant with westerly views of the sunsets, this charming house has a beautiful deck to sit and enjoy the views with access to the nearly new, tastefully appointed kitchen with warm wood cabinets and wood flooring. There are two bedrooms up with a 1/2 bath and the lower level features another deck with views, third bedroom, sitting room, walk in closet and full bath. Lower level has views also and would be perfect for in-laws or guests. Living room is spacious enough to accommodate a dining room table with wood flooring. There are two and a half baths and parking for up to five cars with a wood shed for storage. Easy to show!

List Office: RE/MAX Advantage Real Estate (781) 631-2330 **List Agent:** Marcie Gingle (R)
Sale Office: RE/MAX Leading Edge (781) 944-6060 **Sale Agent:** Tina Endicott (R)



MLS #: 71689011 **Status:** SLD **DOM:** 77 **DTO:** 65 **Sale Price:** \$389,000 **List Price:** \$389,000
92 Willow Rd **List \$/SqFt:** 361.86 **Sale Date:** 9/5/2014 **List Date:** 5/29/2014
Nahant, MA 01908 **Sold \$/SqFt:** 361.86 **Off Mkt. Date:** 8/14/2014 **Orig. Price:** \$419,000
Style: Detached - Colonial
Rooms: 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1075 **Tax:** \$4879
Garage: 0 **Parking:** 2 **Acres:** 0.09 (3800 sq.ft.) **Year Built:** 1900 **Fy:** 2013

Remarks: This location is what you have been waiting for. The ocean views are breath taking. Full ocean view and just steps to Tudor Beach, Nahant Town Wharf and the local Golf Course. Kyack, swim, boat and fish right across the street from your home. Bring your imagination and design ideas for this home.

List Office: Coldwell Banker Signature Homes (781) 592-0075 **List Agent:** Judi Moccia
Sale Office: Coldwell Banker Signature Homes (781) 592-0075 **Sale Agent:** Judi Moccia



MLS #: 72230211 **Status:** SLD **DOM:** 9 **DTO:** 9 **Sale Price:** \$430,000 **List Price:** \$395,000
6 Hillcrest Ave **List \$/SqFt:** 164.1 **Sale Date:** 1/5/2018 **List Date:** 9/18/2017
Nahant, MA 01908 **Sold \$/SqFt:** 178.65 **Off Mkt. Date:** 9/27/2017 **Orig. Price:** \$395,000
Style: Detached - Contemporary
Rooms: 7 **Beds:** 4 **Baths:** 2f 0h **Living Area:** 2407 **Tax:** \$4479
Garage: 0 **Parking:** 2 **Acres:** 0.07 (3230 sq.ft.) **Year Built:** 1920 **Fy:** 2017

Remarks: This is a short sale attempt, property to be sold 'as is' 'as seen' 'where is', seller/broker make no warranties or representations. Any & all buyers making an offer will be required to complete their inspection within 7 days of offer acceptance by the seller. Buyers will be required per the terms of the standard contract to provide listing broker with the inspection report for negotiation purposes. Buyer responsible for any and all inspections necessary to complete sale, this includes Title V IF applicable and smoke certifications. Seller will NOT improve the condition of the property in any way for any reason. Buyer's responsible for diligence. Sale subject to court approval, subject to buyer paid premium of \$20,000. The premium is a non financeable charge and is due in cash or equivalent at closing. *** PROPERTY IS OCCUPIED *** ALL SHOWINGS ACCOMPANIED BY LICENSEE *** Open house Sunday 9/24/2017 from 2 to 3pm ***

List Office: Tavarez Realty Group, Inc. (978) 397-8626 **List Agent:** Gabriel Tavarez (R)
Sale Office: J. Barrett & Company (781) 631-9800 **Sale Agent:** Niamh A. Callahan (R)



MLS #: 72047505 **Status:** SLD **DOM:** 36 **DTO:** 21 **Sale Price:** \$368,000 **List Price:** \$399,000
 15 Central St **List \$/SqFt:** 450.34 **Sale Date:** 9/30/2016 **List Date:** 8/3/2016
 Nahant, MA 01908 **Sold \$/SqFt:** 415.35 **Off Mkt. Date:** 9/7/2016 **Orig. Price:** \$399,000
Style: Detached - Ranch
Rooms: 4 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 886 **Tax:** \$3313.8
Garage: 0 **Parking:** 2 **Acres:** 0.09 (3789.72 sq.ft.) **Year Built:** 1953 **Fy:** 2016

Remarks: Location, location, location! This 2 bedroom ranch is perfect for your First time Home Buyer, Investor, Downsizer, or as a Vacation home. Located just steps from Nahant Library, Town Hall, Post Office and Richlands Market, With gleaming hardwood floors, open concept in Living/dining kitchen, 2 bedrooms one full bath and a full basement (unfinished) it also has a nice sized yard for outdoor entertaining and gardening with mature trees and patio!

List Office: Nahant Associates, Inc. (781) 581-3644 **List Agent:** Linda Jenkins
Sale Office: Nahant Associates, Inc. (781) 581-3644 **Sale Agent:** Linda Jenkins



MLS #: 72012032 **Status:** SLD **DOM:** 51 **DTO:** 37 **Sale Price:** \$370,000 **List Price:** \$399,900
 12 Furbush Road **List \$/SqFt:** 145.68 **Sale Date:** 9/9/2016 **List Date:** 5/25/2016
 Nahant, MA 01908 **Sold \$/SqFt:** 134.79 **Off Mkt. Date:** 7/15/2016 **Orig. Price:** \$444,900
Style: Detached - Contemporary
Rooms: 7 **Beds:** 3 **Baths:** 3f 1h **Living Area:** 2745 **Tax:** \$5457.78
Garage: 0 **Parking:** 1 **Acres:** 0.22 (9742 sq.ft.) **Year Built:** 1984 **Fy:** 2016

Remarks: MULTIPLE OFFER NOTIFICATION: HIGHEST & BEST DUE BY 5PM on JUNE 12, 2016. Contemporary in fantastic location, near beach and town wharf is looking for it's new owner. Is it you? Spacious & sunny open floor plan on 1st floors, with sunroom, skylights and wood floors! Oh....the possibilities !!! Kitchen is down to the walls, but great opportunity to create your own space! If you love the ocean and the charm on Nahantthen come on let's take a look! Systems will not be open for inspections . Property is not habitable ..will not pass conventional or FHA financing. "This property is eligible under the Freddie Mac First Look Initiative through 6/14/2016". ***WELCOME HOME TO NAHANT!****

List Office: Tache Real Estate, Inc. (978) 745-2004 Ext. 5554 **List Agent:** Elizabeth Wood
Sale Office: William Raveis R.E. & Home Services (978) 475-5100 Ext. 2219
Sale Agent: Barbara Donovan Rizzo



MLS #: 72002593 **Status:** SLD **DOM:** 109 **DTO:** 109 **Sale Price:** \$389,000 **List Price:** \$399,900
 60 Willow Road **List \$/SqFt:** 399.9 **Sale Date:** 10/24/2016 **List Date:** 5/9/2016
 Nahant, MA 01908 **Sold \$/SqFt:** 389 **Off Mkt. Date:** 8/26/2016 **Orig. Price:** \$429,900
Style: Detached - Cape
Rooms: 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1000 **Tax:** \$4014.43
Garage: 0 **Parking:** 2 **Acres:** 0.26 (11217 sq.ft.) **Year Built:** 1954 **Fy:** 2016

Remarks: Adorable cape just a stone's throw from the ocean located right across the street. 3 bedrooms, living room, kitchen, 1 bath plus office. Full basement with laundry. Deck off kitchen leading to nicely landscaped backyard. Refrigerator in kitchen is the tenants. No heat on 2nd floor.

List Office: Tache Real Estate, Inc. (978) 745-2004 **List Agent:** Virginia Carson
Sale Office: Coldwell Banker Residential Brokerage - Salem (978) 741-4404
Sale Agent: Zoe Karademos



MLS #: 71986702 **Status:** SLD **DOM:** 149 **DTO:** 133 **Sale Price:** \$375,151 **List Price:** \$399,900
 143-145 Nahant Rd **List \$/SqFt:** 216.87 **Sale Date:** 9/30/2016 **List Date:** 4/12/2016
 Nahant, MA 01908 **Sold \$/SqFt:** 203.44 **Off Mkt. Date:** 9/7/2016 **Orig. Price:** \$499,900
Style: Detached - Bungalow
Rooms: 8 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1844 **Tax:** \$5377
Garage: 0 **Parking:** 12 **Acres:** 0.17 (7500 sq.ft.) **Year Built:** 1930 **Fy:** 2016

Remarks: Two separate buildings on 1 deed located across the street from Short Beach. A unique residential/commercial property with off street parking for 10+ cars. The updated detached commercial space is approx 647 sqft with attic storage. It has separate utilities, half bath, gas heating and central AC and a box refrigeration walk-in unit. The residential unit has 7 rooms including a full bath, gas heat and original hardwood floors in bedrooms.

List Office: Toner Real Estate, LLC (781) 780-9054 **List Agent:** Maria Migliaccio Eddow
Sale Office: Mass Realty Properties (617) 877-5706 **Sale Agent:** Andy Mass



MLS #: 71812785 **Status:** SLD **DOM:** 145 **DTO:** 123 **Sale Price:** \$387,500 **List Price:** \$399,900
 20 Maple Ave **List \$/SqFt:** 185.4 **Sale Date:** 9/30/2015 **List Date:** 4/7/2015
 Nahant, MA 01908 **Sold \$/SqFt:** 179.65 **Off Mkt. Date:** 8/27/2015 **Orig. Price:** \$449,900
Style: Detached - Contemporary
Rooms: 8 **Beds:** 4 **Baths:** 2f 0h **Living Area:** 2157 **Tax:** \$3365.54
Garage: 0 **Parking:** 0 **Acres:** 0.03 (1350 sq.ft.) **Year Built:** 1987 **Fy:** 2015

Remarks: Beautiful updated home located in the seaside town of Nahant. Get ready to entertain in your gourmet kitchen with granite countertops, endless cabinet space and stainless steel appliances. The first floor has a great open layout with Brazilian Cherry hardwood floors. Features 4 large bedrooms and 2 full baths, along with a 3rd floor bonus room that can be used as family room or master suite. Plenty of storage with large closets in every room. A new boiler and hot water heater were recently installed along with a textured concrete patio for grilling and entertaining. Smell the ocean breeze as you take in the sweeping views of the water and Boston skyline from the 2nd and 3rd floor. This home is ready to move in, make this seaside community your home with low taxes and a quick commute to Boston!

List Office: RE/MAX Advantage Real Estate (781) 631-2330 **List Agent:** Marcie Gingle
Sale Office: RE/MAX Advantage Real Estate (781) 631-2330 **Sale Agent:** Marcie Gingle



MLS #: 72224980 **Status:** SLD **DOM:** 93 **DTO:** 93 **Sale Price:** \$350,000 **List Price:** \$399,900
 115 Gardner Road **List \$/SqFt:** 268.75 **Sale Date:** 1/5/2018 **List Date:** 9/7/2017
 Nahant, MA 01908 **Sold \$/SqFt:** 235.22 **Off Mkt. Date:** 12/12/2017 **Orig. Price:** \$499,900
Style: Detached - Garrison
Rooms: 7 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1488 **Tax:** \$3937.77
Garage: 0 **Parking:** 1 **Acres:** 0.11 (4590 sq.ft.) **Year Built:** 1927 **Fy:** 2017

Remarks: PRICE REDUCED FOR QUICK SALE. Here's the home you've been searching for! A rare opportunity to buy a larger corner lot in desirable Nahant. Located within walking distance to the towns gorgeous beaches. There's lots of potential for this house that features modern updates throughout including fresh exterior paint and a newer heating system. The kitchen has lots of natural light and opens up to the living area/dining area. A large deck is the perfect spot to entertain those summer barbeques! Second floor addition features the master bedroom with a cathedral ceiling and walk-in closet as well as a bathroom that includes a full size bathtub. Spacious bedrooms have lots of closet space. Please note, you must walk through one bedroom in order to access the additional bedroom. The washer and dryer are tucked away in their own closet. The landscaped yard adds a nice touch for gardeners.

List Office: Master Key Real Estate (781) 289-4900 **List Agent:** Michael Budnik
Sale Office: Master Key Real Estate (781) 289-4900 **Sale Agent:** Michael Budnik



MLS #: 71991987 **Status:** SLD **DOM:** 103 **DTO:** 40 **Sale Price:** \$380,000 **List Price:** \$417,000
 54 Lennox Rd **List \$/SqFt:** 280.81 **Sale Date:** 8/20/2016 **List Date:** 4/21/2016
 Nahant, MA: Little Nahant 01908 **Sold \$/SqFt:** 255.89 **Off Mkt. Date:** 6/1/2016 **Orig. Price:** \$417,000
Style: Detached - Colonial
Rooms: 6 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1485 **Tax:** \$2360
Garage: 0 **Parking:** 4 **Acres:** 0.07 (3000 sq.ft.) **Year Built:** 1930 **Fy:** 2016

Remarks: Completely Renovated Colonial set back off Lennox Rd. Bright sunny dining room steps down into a brand new kitchen with granite counter tops and designer tiled backsplash, lots of cabinet space, all new energy efficient appliances. Lg Master bedroom with Ocean views, Beautiful new Hardwood flrs thru-out. New energy efficient Gas Navien heating system with tankless hot water. 4 car Private Off-street parking.

List Office: Duffy Realty Group (781) 599-2104 **List Agent:** Mary Duffy
Sale Office: Duffy Realty Group (781) 599-2104 **Sale Agent:** Mary Duffy



MLS #: 71764318 **Status:** SLD **DOM:** 134 **DTO:** 74 **Sale Price:** \$419,000 **List Price:** \$419,000
 62 Little Nahant Rd **List \$/SqFt:** 375.45 **Sale Date:** 3/17/2015 **List Date:** 11/2/2014
 Nahant, MA 01908 **Sold \$/SqFt:** 375.45 **Off Mkt. Date:** 3/16/2015 **Orig. Price:** \$419,000
Style: Detached - Bungalow
Rooms: 4 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 1116 **Tax:** \$3648
Garage: 2 **Parking:** 4 **Acres:** 0.21 (9252 sq.ft.) **Year Built:** 1925 **Fy:** 2014

Remarks: Enjoy Nahant living This charming and well kept bungalow style home offers an open space kitchen and dining area, great for entertaining! Living room with wood floors, beamed ceiling and overlooking the ocean and sandy short beach! Situated on a large lot of approx 9, 252 sqft lot with a 2 car garage... make this home yours! Location! Location! Location! Don't miss out!

List Office: Nahant Associates, Inc. (781) 581-3644 **List Agent:** Niamh A. Callahan
Sale Office: Conway - Swampscott (781) 584-4757 **Sale Agent:** Lisa Scourtas



MLS #: 71789925

Status: SLD

DOM: 80 **DTO:** 16

Sale Price: \$420,000

List Price: \$419,000

41 Maple Ave

List \$/SqFt: 271.55

Sale Date: 5/6/2015

List Date: 2/4/2015

Nahant, MA 01908

Sold \$/SqFt: 272.2

Off Mkt. Date: 4/25/2015 **Orig. Price:** \$419,000

Style: Detached - Contemporary

Rooms: 6

Beds: 3

Baths: 2f 0h

Living Area: 1543

Tax: \$3229

Garage: 2

Parking: 2

Acres: 0.03 (1350 sq.ft.)

Year Built: 1903

Fy: 2015

Remarks: Enjoy sunset views of Boston skyline across the ocean bay. Seaside living without the hassles - no flood insurance required, low maintenance exterior. Rare opportunity for a turnkey condition property at this price point. New roof, newly updated deck with composite materials, updated bathroom and kitchen, refinished hardwood flooring. Open concept main living area has semi-surround walls of windows to capture the close-by ocean breezes in summer, and sparkling ocean light in winter. Master bedroom has sliders out to the roomy oceanview deck. Heated two car garage is the envy of all your neighbors. The snow won't be here forever, so get your plans in order to enjoy vacation-like summer living in the best coastal community north of Boston. Low taxes, easy commute to Boston and nearby commuter rail.

List Office: Conway - Swampscott (781) 584-4757

List Agent: Lisa Scourtas

Sale Office: William Raveis R.E. & Home Services (781) 631-1199 Ext. 404

Sale Agent: Debra Goldberg



MLS #: 72241312

Status: SLD

DOM: 28 **DTO:** 13

Sale Price: \$415,000

List Price: \$424,000

9 Sherman Ave

List \$/SqFt: 379.93

Sale Date: 12/8/2017

List Date: 10/11/2017

Nahant, MA 01908

Sold \$/SqFt: 371.86

Off Mkt. Date: 11/7/2017 **Orig. Price:** \$424,000

Style: Detached - Cottage

Rooms: 3

Beds: 1

Baths: 1f 0h

Living Area: 1116

Tax: \$3378

Garage: 0

Parking: 1

Acres: 0.04 (1575 sq.ft.)

Year Built: 1940

Fy: 2017

Remarks: This Nahant Beach House will welcome you home for years to come. The covered front porch leads into a bright and spacious open concept living and dining room with gleaming wood floors and newer windows. The renovated eat in kitchen with granite counter tops, gas stove and stainless steel appliances leads to the cozy outdoor patio perfect for entertaining. Upstairs features a large open sun filled master bedroom with French doors that open to a balcony and catches the near by ocean breezes. There is also a laundry room and potential for office area. The basement is a full walk out with plenty of storage and newer heating system. The town of Nahant is close to Boston and Logan International airport! Nahant has low taxes and is a great ocean side community ready for your enjoyment, whether its kite surfing, sailing, paddle boarding, spending time with your dog on doggy beach, golfing, or attending the Ellingwood Chapel Concerts, it's absolutely worth the visit

List Office: J. Barrett & Company (781) 631-9800

List Agent: Niamh A. Callahan

Sale Office: The Delamere Flynn Group, LLC (781) 363-3072

Sale Agent: Bob McLaughlin



MLS #: 71602686

Status: SLD

DOM: 237 **DTO:** 158

Sale Price: \$410,000

List Price: \$425,000

28 Highland Avenue

List \$/SqFt: 264.14

Sale Date: 9/12/2014

List Date: 10/30/2013

Nahant, MA 01908

Sold \$/SqFt: 254.82

Off Mkt. Date: 7/25/2014 **Orig. Price:** \$459,000

Style: Detached - Split Entry

Rooms: 6

Beds: 3

Baths: 1f 1h

Living Area: 1609

Tax: \$3978

Garage: 2

Parking: 2

Acres: 0.21 (9003 sq.ft.)

Year Built: 1959

Fy: 2013

Remarks: Move right in... Bathed in light this three bedroom home situated at the end of a cul-de-sac requires your preview. You will delight in this custom designed kitchen complete with skylight and granite counters. Living room with wood floors, cathedral ceiling with skylight and wood burning fireplace. Dining room leads to private side and rear yard. Marble bath complete with whirl pool bath. Enjoy life in Nahant with its beach style atmosphere. Close to everything including beaches, parks, golf course. Boston and Logan Airport within twenty minute drive. Welcome to this gem on the north shore... Available immediately. Welcome home!

List Office: By The Sea Sotheby's International Realty (978) 865-1168

List Agent: Amanda Armstrong

Sale Office: Conway - Swampscott (781) 584-4757

Sale Agent: Lisa Scourtas



MLS #: 72110529

Status: SLD

DOM: 27 **DTO:** 12

Sale Price: \$422,000

List Price: \$429,000

49 Breezy Hill Terrace

List \$/SqFt: 458.33

Sale Date: 3/20/2017

List Date: 1/20/2017

Nahant, MA 01908

Sold \$/SqFt: 450.85

Off Mkt. Date: 2/15/2017 **Orig. Price:** \$429,000

Style: Detached - Other (See Remarks)

Rooms: 5

Beds: 2

Baths: 1f 0h

Living Area: 936

Tax: \$3300.14

Garage: 0

Parking: 1

Acres: 0.08 (3484 sq.ft.)

Year Built: 1973

Fy: 2017

Remarks: Extraordinary 180 degree ocean views from this hilltop home. Perched high up with wraparound decks and walls of windows, light pours in and views of the ocean and the bay are sweeping. Many renovations have been done since last sale including roof, floors, foundation repair, high wind sliders, and new appliances. This well laid out open plan home has 2 bedrooms upstairs, one with a balcony and city views, and an office downstairs that could be turned into a 3rd bedroom. The kitchen is thoughtfully organized with newer appliances, a 5 burner gas range, ceramic tile flooring and leads into the dining area. The living and dining areas have newly done wide pine floors and windows that boast views from the house and decks both south and southwest that make one feel as if they're on vacation. Within 1/3 mile are beaches, walking trails, parks, golf and dining. Nahant is a seaside community offering sailing, water sports, and an easy commute to Boston.

List Office: Coldwell Banker Residential Brokerage - Marblehead (781) 631-9511 Ext. 722

List Agent: Annie Wachtel

Sale Agent: Victoria Johnson

Sale Office: Redfin Corp. (877) 973-3346



MLS #: 72241479 **Status:** SLD **DOM:** 36 **DTO:** 24 **Sale Price:** \$439,900 **List Price:** \$439,900
 10 James Avenue **List \$/SqFt:** 315.34 **Sale Date:** 12/19/2017 **List Date:** 10/11/2017
 Nahant, MA: Little Nahant 01908 **Sold \$/SqFt:** 315.34 **Off Mkt. Date:** 11/16/2017 **Orig. Price:** \$449,000
Style: Detached - Bungalow
Rooms: 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1395 **Tax:** \$320382
Garage: 0 **Parking:** 0 **Acres:** 0.03 (1253 sq.ft.) **Year Built:** 1920 **Fy:** 2017

Remarks: Have you always dreamed of living at the ocean but never thought you could afford it? Well here is your chance!! This lovingly restored and maintained weathered cedar shingled bungalow is a great condo alternative with no yard maintenance!! Come home to soak in ocean sunsets every night from your living room and bedroom windows. Panoramic views of Long Beach and a path right down to the water. Dead end street and fabulously private wrap around deck for entertaining. Inside has hardwood, updated kitchen with stainless LG appliances, mosaic tile backsplash and unique plumbed Keurig to remain for your morning stroll down the beach. Two full baths, open living room dining room combination, many sleeping options on all three living levels of this deceiving home. The seller has done extensive home improvements totaling close to \$150,000 since purchase!! Sadly it has been outgrown but their loss is your gain! This sweet and salty home is priced to sell so don't miss your opportunity!

List Office: Rear Window Realty, LLC (781) 526-4471
Sale Office: Redfin Corp. (877) 973-3346

List Agent: Ellen Meehan
Sale Agent: Haley Fehling



MLS #: 71985309 **Status:** SLD **DOM:** 75 **DTO:** 32 **Sale Price:** \$429,000 **List Price:** \$449,900
 18 Valley Rd **List \$/SqFt:** 416.57 **Sale Date:** 7/15/2016 **List Date:** 4/8/2016
 Nahant, MA 01908 **Sold \$/SqFt:** 397.22 **Off Mkt. Date:** 6/16/2016 **Orig. Price:** \$449,900
Style: Detached - Bungalow
Rooms: 5 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 1080 **Tax:** \$3478
Garage: 0 **Parking:** 3 **Acres:** 0.13 (5574 sq.ft.) **Year Built:** 1900 **Fy:** 2016

Remarks: 18 Valley Road served as the home of New England Telephone office in Nahant. This property has been updated and maintained while keeping the charm and character of this 1900 2 bedroom Bungalow. Tons of storage with custom closets and a beautifully landscaped and private garden set up for summer entertaining. The kitchen is complete with cherry cabinets, corian counters, stainless steel appliances, kitchen island and a place for a kitchen table. New irrigation system, new front and bulkhead steps, new roof on shed, new paint on outside (2015), updated electrical... WELL MAINTAINED! Parking for three cars, only 25 minutes to Boston and walkable to beach.

List Office: Merry Fox Realty (978) 740-0008
Sale Office: RE/MAX Advantage Real Estate (781) 631-2330

List Agent: Kristen DeRosa Kotowski
Sale Agent: Bryan Ruocco



MLS #: 72035545 **Status:** SLD **DOM:** 15 **DTO:** 7 **Sale Price:** \$430,000 **List Price:** \$449,900
 4 Intervale Rd **List \$/SqFt:** 453.99 **Sale Date:** 9/21/2016 **List Date:** 7/9/2016
 Nahant, MA 01908 **Sold \$/SqFt:** 433.91 **Off Mkt. Date:** 7/24/2016 **Orig. Price:** \$449,900
Style: Detached - Split Entry
Rooms: 4 **Beds:** 2 **Baths:** 2f 0h **Living Area:** 991 **Tax:** \$4174
Garage: 2 **Parking:** 4 **Acres:** 0.16 (7076 sq.ft.) **Year Built:** 1950 **Fy:** 2016

Remarks: Great opportunity to own 2 bedroom beach house situated on corner lot, quiet street with views and sounds of Tudor beach.

List Office: Nahant Associates, Inc. (781) 581-3644
Sale Office: Nahant Associates, Inc. (781) 581-3644

List Agent: Niamh A. Callahan
Sale Agent: Linda Jenkins



MLS #: 72222987 **Status:** SLD **DOM:** 68 **DTO:** 56 **Sale Price:** \$448,000 **List Price:** \$459,900
 17 Maple Ave **List \$/SqFt:** 328.5 **Sale Date:** 12/18/2017 **List Date:** 9/5/2017
 Nahant, MA 01908 **Sold \$/SqFt:** 320 **Off Mkt. Date:** 11/12/2017 **Orig. Price:** \$469,900
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1400 **Tax:** \$3517
Garage: 0 **Parking:** 2 **Acres:** 0.04 (1800 sq.ft.) **Year Built:** 1920 **Fy:** 2017

Remarks: Light, bright and newly updated home. Huge kitchen with updated cabinets, granite countertops, stainless steel appliances and tile flooring flowing into dining room with newly restored and refinished wood floors. Exposed brick in kitchen/dining area. First floor bedroom with walk in closet. Brand new 3/4 bath with marble in shower and on floors. 2nd floor master with brand new tiled full bathroom and adjacent laundry room. Oversized 2nd floor family room with pellet stove, cathedral ceilings and loads of windows with seasonal ocean views. Hardwood floors throughout all recently refinished. Brand new roof and vinyl windows. Within walking distance to Nahant resident's beach.

List Office: Century 21 Mario Real Estate (617) 569-6044
Sale Office: Century 21 Mario Real Estate (617) 569-6044

List Agent: Linda Otero
Sale Agent: Linda Otero



MLS #: 71861359 **Status:** SLD **DOM:** 180 **DTO:** **Sale Price:** \$430,000 **List Price:** \$469,900
 5 Highland Rd **List \$/SqFt:** 312.64 **Sale Date:** 1/12/2016 **List Date:** 6/21/2015
 Nahant, MA 01908 **Sold \$/SqFt:** 286.09 **Off Mkt. Date:** 12/18/2015 **Orig. Price:** \$549,000
Style: Detached - Antique
Rooms: 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1503 **Tax:** \$3845.06
Garage: 2 **Parking:** 4 **Acres:** 0.11 (4659 sq.ft.) **Year Built:** 1890 **Fy:** 2015
Remarks: A rare gem nestled among a cozy tree lined neighborhood. Enjoy evenings on this peaceful farmer's porch to welcome soft breezes for summer nights retreats! Large eat in kitchen is perfect for entertaining. Lovely living room boasts bright bay windows to welcome summer morning sun. Home is ready and waiting! Must see! Please note*
List Office: Nahant Associates, Inc. (781) 581-3644 **List Agent:** Edna Doran
Sale Office: Coldwell Banker Residential Brokerage - Salem (978) 741-4404
Sale Agent: Andrea Dodge



MLS #: 72285500 **Status:** SLD **DOM:** 1 **DTO:** 2 **Sale Price:** \$429,000 **List Price:** \$469,974
 43 Colby Way **List \$/SqFt:** 416.27 **Sale Date:** 3/16/2018 **List Date:** 2/23/2018
 Nahant, MA 01908 **Sold \$/SqFt:** 379.98 **Off Mkt. Date:** 2/25/2018 **Orig. Price:** \$469,974
Style: Detached - Colonial
Rooms: 6 **Beds:** 2 **Baths:** 1f 1h **Living Area:** 1129 **Tax:** \$3977
Garage: 0 **Parking:** 2 **Acres:** 0.06 (2511 sq.ft.) **Year Built:** 1920 **Fy:** 2017
Remarks: Magical and inspirational colonial in the Bass Point area. Dining room with sliding doors, granite counter tops in the kitchen SS appliances and extras galore . Wide pine floors, oak kitchen, sliders to deck, 2 bedrooms, plenty of spacious closets and views of Boston light and shipping channel. Brand new Rinnai high efficiency tank less heating and water heater. 3rd floor room has outstanding views of Atlantic ocean. You can smell the beautiful breeze of the ocean and feel the life. Great price and great opportunity for the buyer....
List Office: United Brokers (617) 389-2700 **List Agent:** Mission Impossible Team
Sale Office: United Brokers (617) 389-2700 **Sale Agent:** Diego A. Zapata



MLS #: 71972966 **Status:** SLD **DOM:** 19 **DTO:** 7 **Sale Price:** \$481,000 **List Price:** \$474,900
 18 Emerald Rd **List \$/SqFt:** 265.6 **Sale Date:** 6/17/2016 **List Date:** 3/15/2016
 Nahant, MA 01908 **Sold \$/SqFt:** 269.02 **Off Mkt. Date:** 4/3/2016 **Orig. Price:** \$474,900
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 1788 **Tax:** \$4023
Garage: 0 **Parking:** 3 **Acres:** 0.09 (4000 sq.ft.) **Year Built:** 1900 **Fy:** 2016
Remarks: Fall in love with seaside living in Nahant! Lovingly held in the same family for 6 generations, this is the first time this home is publicly for sale. Swim and kayak from this 4 BR, 2.5 BA Colonial that is only steps to Tudor Beach. Open floor plan, high ceilings, period details and hardwood floors. Owners have totally renovated from the bottom up, new studs with new electrical, heating system, plumbing, insulation, roof and vinyl siding for easy maintenance. Explore Nahant's Heritage Trail for hiking, bird watching or just soaking up the sun and natural beauty of this nature conserve. Easy access to Boston and Logan Airport too! Many more updates also; so be sure to schedule a showing today and make Nahant your new home! SHOWINGS BEGIN BY APPOINTMENT FRIDAY 3/18 - SUNDAY 3/20 PUBLIC OPEN HOUSE 12 - 1:30 - FIRST OFFER REVIEW MONDAY 3/21 At 3PM.
List Office: RE/MAX Advantage Real Estate (781) 631-2330 **List Agent:** Sean Connelly
Sale Office: RE/MAX Advantage Real Estate (781) 631-2330 **Sale Agent:** Linda Hayes



MLS #: 72051352 **Status:** SLD **DOM:** 153 **DTO:** 153 **Sale Price:** \$440,000 **List Price:** \$475,000
 144 Bass Point Rd **List \$/SqFt:** 281.4 **Sale Date:** 3/20/2017 **List Date:** 8/10/2016
 Nahant, MA: Bass Point 01908 **Sold \$/SqFt:** 260.66 **Off Mkt. Date:** 1/10/2017 **Orig. Price:** \$539,000
Style: Detached - Colonial
Rooms: 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1688 **Tax:** \$4755
Garage: 0 **Parking:** 2 **Acres:** 0.06 (2688 sq.ft.) **Year Built:** 1925 **Fy:** 2016
Remarks: Take another look at our NEW PRICE... Seller says "Bring him an offer" 2nd Row from the Ocean with views from nearly every room! Enjoy Seaside living in this nicely maintained colonial featuring granite kitchen w/maple cabinets, updated tiled bathrooms, hardwood floors throughout, enclosed porch on second level plus large wrap around porch perfect for entertaining or just relaxing with a good book! Lots of closets space and full basement (dry) for all your storage needs! Newer Heating System (3 yrs), Replacement Windows & Roof (10yrs +/-), Newer Exterior Doors, and more....Enjoy all Nahant has to offer with private beaches, parks, golf course and close to Boston and Logan Airport.
List Office: RE/MAX Trinity (781) 322-2622 **List Agent:** Diane Horrigan
Sale Office: Coldwell Banker Residential Brokerage - Marblehead (781) 631-9511 Ext. 732
Sale Agent: Annie Wachtel



MLS #: 71813422 **Status:** SLD **DOM:** 57 **DTO:** 57 **Sale Price:** \$438,000 **List Price:** \$475,000
46 Breezy Hill Ter **List \$/SqFt:** 306.85 **Sale Date:** 7/29/2015 **List Date:** 4/8/2015
Nahant, MA 01908 **Sold \$/SqFt:** 282.95 **Off Mkt. Date:** 6/4/2015 **Orig. Price:** \$529,000
Style: Detached - Contemporary
Rooms: 6 **Beds:** 2 **Baths:** 2f 0h **Living Area:** 1548 **Tax:** \$3602
Garage: 0 **Parking:** 2 **Acres:** 0.08 (3500 sq.ft.) **Year Built:** 1926 **Fy:** 2014

Remarks: MOVE IN READY...Enjoy picturesque ocean views from this completely renovated contemporary home from sunrise to sunset. Enjoy the southern facing deck as the cruise ships enter Boston as well as the Boston Skyline. First floor offers open living with custom kitchen, hard wood floors, custom bathroom, laundry and deck for grilling and summer entertaining. Second floor has 2 bedrooms and custom bathroom, 3rd floor retreat or office space with large deck, spectacular ocean views. Nahant is close to Boston and Logan International Airport and taxes are low! Nahant is also a great seaside community, sandy beaches, sailing, kite surfing, kayaking, platform tennis, parks, walking paths and it offers so much more! ****Price reduced****

List Office: Nahant Associates, Inc. (781) 581-3644
Sale Office: Nahant Associates, Inc. (781) 581-3644

List Agent: Gail Guiney
Sale Agent: Linda Jenkins



MLS #: 71845315 **Status:** SLD **DOM:** 142 **DTO:** 87 **Sale Price:** \$460,000 **List Price:** \$479,000
8 Fenno Way **List \$/SqFt:** 263.77 **Sale Date:** 10/23/2015 **List Date:** 5/27/2015
Nahant, MA 01908 **Sold \$/SqFt:** 253.3 **Off Mkt. Date:** 10/16/2015 **Orig. Price:** \$489,000
Style: Detached - Contemporary
Rooms: 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1816 **Tax:** \$3913
Garage: 1 **Parking:** 3 **Acres:** 0.16 (7056 sq.ft.) **Year Built:** 1961 **Fy:** 2015

Remarks: MOVE IN READY-great opportunity for a turn key property in the best seaside community north of Boston!Two spacious bdrms&full bath up, recently updated kitchen w/granite&designer tile, new stainless appliances.Lots of windows afford views of the very private fenced yard, w/seasonal water views beyond.Enjoy the summer breezes and warm sunshine in cooler seasons from the sunny family room.Spacious master bedroom feels like a peaceful private retreat w/walk out access to the meticulously cared for yard.Plenty of closet space, a full bth & laundry complete the lower level. Resident only access to your choice of beautiful beaches-kayaking, sailing, boating, fishing and all water sports are calling you! Tennis, golf, Concerts in the Chapel, MA Audubon Thicket, walking trails and beach parties galore! Walk to K thru 6 elementary school, bused to Swampscott middle and HS.Low taxes, easy commute to Boston and Logan Airport.Central air.No need to plan a vacation destination-you're already there!!

List Office: Conway - Swampscott (781) 584-4757

List Agent: Lisa Scourtas

Sale Office: Coldwell Banker Residential Brokerage - Marblehead (781) 631-9511

Sale Agent: Carmel Harney



MLS #: 72176289 **Status:** SLD **DOM:** 23 **DTO:** 8 **Sale Price:** \$485,500 **List Price:** \$479,000
35 Valley Road **List \$/SqFt:** 250.92 **Sale Date:** 9/27/2017 **List Date:** 6/5/2017
Nahant, MA 01908 **Sold \$/SqFt:** 254.32 **Off Mkt. Date:** 6/27/2017 **Orig. Price:** \$479,000
Style: Detached - Contemporary
Rooms: 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1909 **Tax:** \$4424
Garage: 1 **Parking:** 2 **Acres:** 0.24 (10237 sq.ft.) **Year Built:** 1956 **Fy:** 2017

Remarks: **GROUP SHOWING MONDAY 06/12 4:00 to 6:00** INCREDIBLE POTENTIAL! Mid-Century ranch awaits your personal updates to make it Mid Century Modern, once again. Located on a "fully conforming" lot of more than 10,000 sq ft, this property offers a great opportunity to expand the space to the home of your dreams. Open concept first level with cathedral ceilings - living room w/fireplace, open kitchen and dining room, access to the large deck, two bedrooms on this level, full bath...affords the much desired single level living. Add'l finished space on the lower level has a beautiful family room w/fireplace and third bedroom, 3/4 bath: Perfect space for guests, in-law, or teen. Walk out to the spacious private backyard. Just steps to beautiful sandy beaches. Low taxes, easy commute to Boston and Logan Internl Airport.All offers will be reviewed by 12:00 Tuesday 06/13

List Office: Conway - Swampscott (781) 584-4757

List Agent: Lisa Scourtas

Sale Office: True North Realty (781) 872-1487

Sale Agent: Lori Keefe



MLS #: 72219874 **Status:** SLD **DOM:** 145 **DTO:** 122 **Sale Price:** \$465,000 **List Price:** \$479,000
67 Lennox Street **List \$/SqFt:** 286.48 **Sale Date:** 2/27/2018 **List Date:** 8/28/2017
Nahant, MA:Little Nahant 01908 **Sold \$/SqFt:** 278.11 **Off Mkt. Date:** 1/20/2018 **Orig. Price:** \$515,000
Style: Detached - Colonial
Rooms: 5 **Beds:** 2 **Baths:** 2f 1h **Living Area:** 1672 **Tax:** \$4300
Garage: 1 **Parking:** 3 **Acres:** 0.09 (4268 sq.ft.) **Year Built:** 1900 **Fy:** 2018

Remarks: Spacious colonial sitting high above Long Beach with public access to all the Town's surrounding beaches, tennis courts, library. Located on a desirable lot in a lovely, quiet neighborhood.

List Office: Nahant Associates, Inc. (781) 581-3644

List Agent: Melinda Hatfield

Sale Office: Nahant Associates, Inc. (781) 581-3644

Sale Agent: Melinda Hatfield



MLS #: 71871192

Status: SLD

DOM: 83 **DTO:** 3

Sale Price: \$490,000

List Price: \$489,900

14 TudorRoad
Nahant, MA 01908

List \$/SqFt: 306.57

Sale Date: 10/1/2015

List Date: 7/10/2015

Sold \$/SqFt: 306.63

Off Mkt. Date: 10/1/2015 **Orig. Price:** \$489,900

Style: Detached - Bungalow

Rooms: 6

Beds: 3

Baths: 1f 1h

Living Area: 1598

Tax: \$4154.72

Garage: 2

Parking: 3

Acres: 0.29 (12675 sq.ft.) **Year Built:** 1911

Fy: 2015

Remarks: So much to offer... so much potential... this 3 bed 1.5 bath bungalow with 2 car detached garage situated on 12, 675 sqft lot is a must see! Enjoy the summer in Nahant, explore the beaches, learn how to sail, a round of golf at Nahant's public course, Kelly's Green, and so much more to do! Easy commute to Boston and Logan International Airport. Nahant Johnson school, Pre-K through 6th and then students move on the Swampscott Middle and High School.

List Office: Nahant Associates, Inc. (781) 581-3644

List Agent: Gail Guiney

Sale Office: Sagan Agency REALTORS® (781) 593-6111

Sale Agent: Arlene Rothblatt



MLS #: 72129649

Status: SLD

DOM: 100 **DTO:** 86

Sale Price: \$482,000

List Price: \$489,999

57 Lennox Rd
Nahant, MA 01908

List \$/SqFt: 271.62

Sale Date: 8/18/2017

List Date: 3/10/2017

Sold \$/SqFt: 267.18

Off Mkt. Date: 6/18/2017 **Orig. Price:** \$494,999

Style: Detached - Contemporary

Rooms: 8

Beds: 3

Baths: 1f 1h

Living Area: 1804

Tax: \$4140

Garage: 1

Parking: 4

Acres: 0.1 (4356 sq.ft.)

Year Built: 1920

Fy: 2015

Remarks: Waterviews, walk to beach, garage w/opener, off street parking for 4 cars, sidewalks, less and than a 40 minute commute to Boston. What more do you need? You can own a wonderful home for a great price and work in Boston. This lovely 3 bedroom 1.5 bath contemporary home has a garage and a great corner lot, gas stove & gas heat. The home boasts hardwood floors, vaulted ceilings, spacious bedrooms and tons of storage space. The current owner has loved the home for 48 years and made wonderful updates: including adding a second floor, updated electrical, deck, refinished HW flooring, newer GAS heating system, recently converted to gas heat, fresh paint, brand new 1st floor bathroom updates, new ceilings, and young roof. Also has a bright, sunny, spacious kitchen. There are 100 beaches along the coastline, the largest being Nahant Beach and Long Beach. Nahant also has it's own golf course -Kelly Greens Golf Course.

List Office: Century 21 Commonwealth (508) 435-6333

List Agent: Robyn Nasuti

Sale Office: Harborside Sotheby's International Realty (781) 631-8800

Sale Agent: Richard Gindes



MLS #: 71723255

Status: SLD

DOM: 9 **DTO:** 9

Sale Price: \$475,000

List Price: \$499,000

39 Winter St
Nahant, MA 01908

List \$/SqFt: 351.9

Sale Date: 10/1/2014

List Date: 8/2/2014

Sold \$/SqFt: 334.98

Off Mkt. Date: 8/11/2014 **Orig. Price:** \$499,000

Style: Detached - Colonial

Rooms: 6

Beds: 4

Baths: 1f 0h

Living Area: 1418

Tax: \$4014

Garage: 0

Parking: 4

Acres: 0.17 (7500 sq.ft.) **Year Built:** 1867

Fy: 2014

Remarks: This Classic New England Colonial is situated on a beautiful corner lot with wonderful seasonal views of the Ocean, Marblehead, Salem and Egg Rock. This home has been owned by the family for more than 57 years. With a brand new (less than a year old) roof, new hot water heater, newer heating system less than 5 years old, new wiring, and a new washer and dryer. There are 4 spacious bedrooms upstairs, several have seasonal view of the Ocean as well, Eat-in-Kitchen with large picture window overlooking the corner lot backyard, great sized for entertaining, barbecues, and fun with friends and family. 1/2 block to the Ocean, Nahant Country Club with Tennis Courts and Platform Tennis.

List Office: Nahant Associates, Inc. (781) 581-3644

List Agent: Linda Jenkins

Sale Office: Nahant Associates, Inc. (781) 581-3644

Sale Agent: Linda Jenkins



MLS #: 71747123

Status: SLD

DOM: 485 **DTO:** 6

Sale Price: \$451,739

List Price: \$536,000

292 Nahant Rd
Nahant, MA 01908

List \$/SqFt: 254.51

Sale Date: 3/11/2015

List Date: 9/22/2014

Sold \$/SqFt: 214.5

Off Mkt. Date: 2/10/2015 **Orig. Price:** \$536,000

Style: Detached - Colonial

Rooms: 8

Beds: 4

Baths: 4f 0h

Living Area: 2106

Tax: \$6467

Garage: 2

Parking: 2

Acres: 0.28 (12000 sq.ft.) **Year Built:** 1961

Fy: 2014

Remarks: Gardeners Eden! Beautiful center hall colonial with many upgrades. Chef's kitchen with high end appliances, double over, sub zero refrigerator, granite counters and custom built in shelving adjacent to cozy sitting area/den. Dining room with pocket doors, picture windows and wood flooring. Front to back Living room with marble fireplace and access to screened in porch perfect to catch the sea breezes. Four generous bedrooms, fully finished basement, two car garage, and many beautiful sitting areas in the garden.

List Office: RE/MAX Advantage Real Estate (781) 631-2330

List Agent: Marcie Gingle

Sale Office: RE/MAX Advantage Real Estate (781) 631-2330

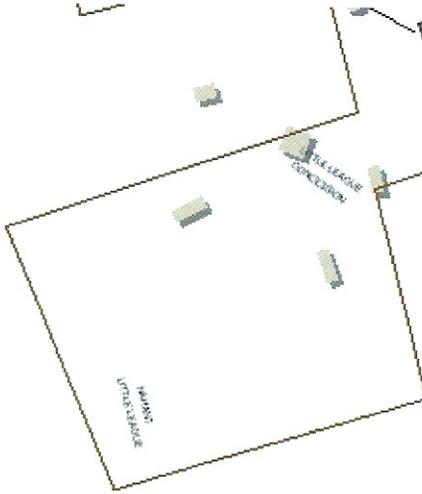
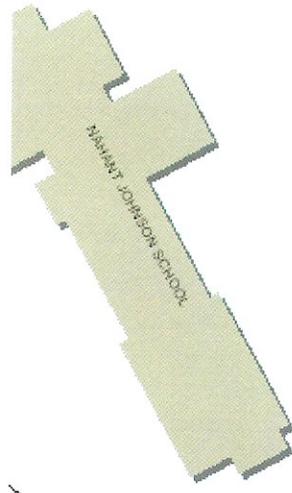
Sale Agent: Marcie Gingle



ROW

FLAG

443.24
443.24



COMMUNITY GARDEN

BARN

CASTLE ROAD

CASTLE ROAD

100'

228'



GARDNER ROAD

FORMER COAST GUARD HOUSING

FORMER COAST GUARD HOUSING

FORMER COAST GUARD HOUSING

ROAD

115 116 117

GODDARD ROAD

198.2

