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<th>Status: SLD</th>
<th>DOM: 21</th>
<th>DTO: 2</th>
<th>Sale Price: $325,000</th>
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<tr>
<td></td>
<td>Type: Residential</td>
<td>Zoning: R2</td>
<td>Acres: 0.27 (11645 sq. ft.)</td>
<td>Tax: $2429</td>
<td>FY: 2016</td>
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<td>Electric: At Street</td>
<td>Gas: At Street</td>
<td>Sewer: At Street</td>
<td>Water: Public</td>
<td></td>
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<tr>
<td></td>
<td>Land Descr: Corner, Gentle Slope, Scenic View(s).</td>
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<tr>
<td></td>
<td>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!</td>
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<tr>
<td></td>
<td>List Office: REAL ESTATE and Company (978) 764-7504</td>
<td>List Agent: Judi Moccia</td>
<td></td>
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<tr>
<td></td>
<td>Sale Office: REAL ESTATE and Company (978) 764-7504</td>
<td>Sale Agent: Judi Moccia</td>
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<td>Acres: 0.47 (20683 sq. ft.)</td>
<td>Tax: $4028.11</td>
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<td>Land Descr: Level</td>
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<tr>
<td></td>
<td>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.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>List Office: Nahant Associates, Inc.</td>
<td>(781) 581-3644</td>
<td>List Agent: Niamh A. Callahan</td>
<td></td>
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</tr>
</tbody>
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Land Listings: 2  Avg. Lists: $419,500  Avg. DOM: 59.50  Avg. DTO: 42.50  Avg. Sales: $362,500

The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2018 MLS Property Information Network, Inc.
| 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 | Bath: 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: 220.61 | | Off Mkt. Date: 5/4/2015 | Orig. Price: $315,000 |
| Style: Detached - Ranch | | | | | |
| Rooms: 5 | Beds: 2 | Bath: 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 #: 77003683 | 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 | Bath: 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 | Bath: 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) 754-7504 | Sale Agent: Judi Moccia |
16 Rollins Ave
Nahant, MA 01908
Style: Detached - Bungalow
Rooms: 4  Beds: 2  Baths: 1 1/2  Living Area: 1060  Year Built: 1928  Tax: $2996
Garage: 0  Parking: 1
Remarks: Breathtaking ocean views 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 room w/freshly painted walls, bamboo flooring and new windows w/a view of the sea. An open office area for your quiet work and studies. Follow up the bamboo staircase and you will find a lg. master suite w/generous closet space and designer style bathroom. The guest bedroom is cozy w/laundry area tucked away. An ocean deck off the master suite has tempered glass railings and shaded pergola sitting area w/screened 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 filled ambiance. The presence of the ocean enhances the feeling of a year round vacation. One car parking w/potential for expanding to additional parking.
List Agent: Judi Moccia  Sale Agent: Margaret O'Malley

MLS #: 71999497  Status: SLD  DOM: 64  DTO: 9  Sale Price: $345,000  List Price: $359,900
17 Maple Ave
Nahant, MA 01908
Style: Detached - Colonial
Rooms: 9  Beds: 3  Baths: 2 1/2  Living Area: 1800  Year Built: 1920  Tax: $2855
Garage: 0  Parking: 2
Remarks: WELCOME HOME TO THE QUAINTE SEASIDE COMMUNITY OF NAHANT! This home has all the charm you could ask for with new updates throughout. Beautifully remodeled kitchen with creamy cabinets, farmers sink, granite counters with glass tiled backsplash, 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 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 styled fence 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  Sale Office: Century 21 Mario Real Estate (617) 569-6044 Ext. 122
List Agent: Joyce Cucchiara  Sale Agent: Thomas Mario

2 Fellon Way
Nahant, MA 01908
Style: Detached - Cottage
Rooms: 5  Beds: 2  Baths: 1 1/2  Living Area: 1134  Year Built: 1920  Tax: $3581.85
Garage: 0  Parking: 1
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 roll in with the tides as the scenery is always changing! Sunbathers, paddle boarders, kite runners, scuba divers and photo shoot to just to name a few! This sweet cottage has been wonderfully updated with an open floor plan, cathedral ceiling, skylight 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 Agent: Marcie Gingle  Sale Agent: Marcie Gingle

MLS #: 72253822  Status: SLD  DOM: 20  DTO: 4  Sale Price: $371,000  List Price: $359,900
42 Phillips Rd
Nahant, MA 01908
Style: Detached - Other (See Remarks)
Rooms: 6  Beds: 3  Baths: 1 1/2  Living Area: 1238  Year Built: 1910  Tax: $3940
Garage: 0  Parking: 2
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  Sale Office: REAL ESTATE and Company (978) 764-7504
List Agent: William Doyle  Sale Agent: Judi Moccia
MLS #: 716980111
Status: SLD
92 Willow Rd
Nahant, MA 01908
Style: Detached - Colonial
Rooms: 6
Beds: 3
Garage: 0
Parking: 2
DOM: 77
DTO: 65
List $/SqFt: 361.86
Sold $/SqFt: 361.86
Sale Price: $389,000
List Price: $389,000
Sale Date: 9/5/2014
List Date: 7/17/2014
Off Mkt. Dates: 8/14/2014
Acreage: 0.09 (3800 sq.ft.)
Living Area: 1075
Year Built: 1900
Tax: $4879
Remarks: This 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. Kayak, 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
Sale Office: Coldwell Banker Signature Homes (781) 592-0075
List Agent: Judi Moccia
Sale Agent: Judi Moccia

MLS #: 71834462
Status: SLD
22 Wendell Rd Ext
Nahant, MA 01908
Style: Detached - Colonial
Rooms: 6
Beds: 3
Garage: 0
Parking: 5
DOM: 205
DTO: 153
List $/SqFt: 282.66
Sold $/SqFt: 270.46
Sale Price: $363,500
List Price: $379,900
Sale Date: 11/24/2015
List Date: 5/4/2015
Off Mkt. Date: 10/13/2015
Acreage: 0.07 (3136 sq.ft.)
Living Area: 1344
Year Built: 1927
Tax: $3399.44
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 newly renovated, 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
Sale Office: RE/MAX Advantage Real Estate (781) 631-2330
List Agent: Maride Gingle
Sale Agent: Tina Endicott

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

Open house Sunday 9/24/2017 from 2 to 3pm

List Office: Tavarez Realty Group, Inc. (978) 397-8626
Sale Office: J. Barrett & Company (781) 631-9800
List Agent: Gabriel Tavarez
Sale Agent: Nathaniel Callahan
MLS #: 72047505  
Status: SLD  
15 Central St  
Nahant, MA 01908  
Style: Detached - Ranch  
Rooms: 4  
Baths: 1.0h  
Acres: 0.09 (3798.72 sq.ft.)  
Year Built: 1953  
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  
(781) 581-3644  
Sale Agent: Linda Jenkins  

MLS #: 72012032  
Status: SLD  
12 Furbush Road  
Nahant, MA 01908  
Style: Detached - Contemporary  
Rooms: 7  
Baths: 3.1h  
Acres: 0.22 (9742 sq.ft.)  
Year Built: 1964  
Remarks: MULTIPLE OFFER NOTIFICATION: HIGHEST & BEST DUE BY 6PM on JUNE 12, 2016. Contemporary in fantastic location, near beach and town wharf is looking for its 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 Nahant, ...then 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 Ravels R.E. & Home Services  
(978) 745-5100 Ext. 2219  
Sale Agent: Barbara Donovan Rizzo  

MLS #: 72002593  
Status: SLD  
60 Willow Road  
Nahant, MA 01908  
Style: Detached - Cape  
Rooms: 6  
Baths: 1.0h  
Acres: 0.26 (12117 sq.ft.)  
Year Built: 1954  
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: Caldwell Banker Residential Brokerage - Salem  
(978) 741-4404  
Sale Agent: Zoe Karadamomos  

MLS #: 71986702  
Status: SLD  
143-145 Nahant Rd  
Nahant, MA 01908  
Style: Detached - Bungalow  
Rooms: 8  
Baths: 1.1h  
Acres: 0.17 (7500 sq.ft.)  
Year Built: 1930  
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  
Sale Office: Mass Realty Properties  
(617) 877-5706  
List Agent: Maria Migliaccio Eddow  
Sale Agent: Andy Mass
MLS #: 71812785  Status: SLD
20 Maple Ave
Nahant, MA 01908
Style: Detached - Contemporary
Rooms: 8  Beds: 4  Baths: 2.0  Living Area: 2157
Garage: 0  Parking: 0  Acres: 0.03 (1350 sq.ft.)
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 INC (761) 631-2330
Sale Office: RE/MAX Advantage Real Estate INC (761) 631-2330
List Agent: Marcie Gingle
Sale Agent: Marcie Gingle

MLS #: 72224980  Status: SLD
115 Gardner Road
Nahant, MA 01908
Style: Detached - Garrison
Rooms: 7  Beds: 3  Baths: 1.0  Living Area: 1488
Garage: 0  Parking: 1  Acres: 0.11 (4590 sq.ft.)
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
Sale Office: Master Key Real Estate (781) 289-4900
List Agent: Michael Budnik
Sale Agent: Michael Budnik

MLS #: 71991987  Status: SLD
54 Lennox Rd
Nahant, MA:Little Nahant 01908
Style: Detached - Colonial
Rooms: 6  Beds: 3  Baths: 1.0  Living Area: 1485
Garage: 0  Parking: 4  Acres: 0.07 (3000 sq.ft.)
Year Built: 1930
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
Sale Office: Duffy Realty Group (781) 599-2104
List Agent: Mary Duffy
Sale Agent: Mary Duffy

MLS #: 71764318  Status: SLD
62 Little Nahant Rd
Nahant, MA 01908
Style: Detached - Bungalow
Rooms: 4  Beds: 2  Baths: 1.0  Living Area: 1116
Garage: 2  Parking: 4  Acres: 0.21 (9252 sq.ft.)
Year Built: 1925
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, beam 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. INC (781) 581-3644
Sale Office: Conway - Swampscott INC (781) 584-4757
List Agent: Niemh A. Callahan
Sale Agent: Lisa Scouras
<table>
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<th>Status: SLD</th>
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<th>List Price: $419,000</th>
<th>List Office: Conway - Swampscott (781) 584-4757</th>
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<td>41 Maple Ave</td>
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<td>List $/SqFt: 271.55</td>
<td>Sold $/SqFt: 272.2</td>
<td>Sale Date: 5/6/2015</td>
<td>List Date: 2/4/2015</td>
<td>Sale Agent: Lisa Scoutras</td>
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<td>Nahant, MA 01908</td>
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<td>Off Mkt. Date: 4/25/2015 Orig. Price: $419,000</td>
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<tr>
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<td>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, refinshed hardwood flooring. Open concept main living area has semi-surrround 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 ocean view 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.</td>
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</tr>
<tr>
<td>Sale Agent: Debra Goldberg</td>
<td></td>
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<td>9 Sherman Ave</td>
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<td>List $/SqFt: 379.93</td>
<td>Sold $/SqFt: 371.86</td>
<td>Sale Date: 12/8/2017</td>
<td>List Date: 10/11/2017</td>
<td>Sale Agent: Iann H. Callahan</td>
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<td>Off Mkt. Date: 11/7/2017 Orig. Price: $424,000</td>
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<tr>
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<td>Bath: 1 1/2</td>
<td>Living Area: 1116</td>
<td>Tax: $3378</td>
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<td></td>
<td></td>
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<tr>
<td>Garage: 0</td>
<td>Parking: 1</td>
<td></td>
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</tr>
<tr>
<td>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</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Sale Office: The Delamere Flynn Group, LLC (781) 363-3072</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sale Agent: Bob McLaughlin</td>
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<td></td>
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<td>Sale Date: 9/12/2014</td>
<td>List Date: 10/30/2013</td>
<td>Sale Agent: Amanda Armstrong</td>
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<td>Off Mkt. Date: 7/25/2014 Orig. Price: $459,000</td>
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<tr>
<td>Bedrooms: 3</td>
<td>Bath: 1 1/2</td>
<td>Living Area: 1690</td>
<td>Tax: $3978</td>
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<td>Garage: 2</td>
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</tr>
<tr>
<td>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 a private side and rear yard. Marble bath complete with whirlpool bath. Enjoy life in Nahant with it's 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!</td>
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<tr>
<td>Sale Office: Conway - Swampscott (781) 981-4775</td>
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<td>Sale Agent: Lisa Scoutras</td>
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<td>List Agent: Annie Wachtel</td>
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<td>Nahant, MA 01908</td>
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<td>Off Mkt. Date: 2/15/2017 Orig. Price: $429,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Style: Detached - Other (See Remarks)</td>
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<td></td>
<td></td>
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<tr>
<td>Bedrooms: 2</td>
<td>Bath: 1 1/2</td>
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</tr>
<tr>
<td>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 thoughtfullly 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.</td>
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<tr>
<td>Sale Office: Redfin Corp. (877) 973-3346</td>
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<tr>
<td>Sale Agent: Victoria Johnson</td>
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<td>$439,900</td>
<td>12/19/2017</td>
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<tr>
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<td>SLD</td>
<td>75</td>
<td>32</td>
<td>$429,000</td>
<td>$449,900</td>
<td>7/15/2016</td>
</tr>
<tr>
<td>72035545</td>
<td>SLD</td>
<td>15</td>
<td>7</td>
<td>$430,000</td>
<td>$449,900</td>
<td>5/21/2016</td>
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<tr>
<td>72222987</td>
<td>SLD</td>
<td>68</td>
<td>56</td>
<td>$448,000</td>
<td>$459,900</td>
<td>12/18/2017</td>
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<th>Off Mkt. Date</th>
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<td>32</td>
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<tr>
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<td>68</td>
<td>56</td>
<td>$448,000</td>
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<td>12/18/2017</td>
<td>9/5/2017</td>
<td>11/12/2017</td>
<td>$465,900</td>
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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 Kegur 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: Re/Max Advantage Real Estate (781) 631-2330
List Agent: Kristen DeRosa Kotowski

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 countertops, 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
List Agent: Kristen DeRosa Kotowski

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
List Agent: Niamh A. Callahan

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 1/2 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
List Agent: Linda Otero

Remarks: 10 James Avenue
Nahant, MA 01908

Style: Detached - Bungalow

Rooms: 7
Beds: 3
Garage: 0
Parking: 0
Baths: 2 1/2
Living Area: 1395
Acres: 0.03 (1253 sq.ft.)
Year Built: 1920
FY: 2017

Remarks: 18 Valley Road
Nahant, MA 01908

Style: Detached - Bungalow

Rooms: 5
Beds: 2
Garage: 0
Parking: 3
Baths: 1 1/2
Living Area: 1080
Acres: 0.13 (5574 sq.ft.)
Year Built: 1900
FY: 2016

Remarks: 4 Intervale Rd
Nahant, MA 01908

Style: Detached - Split Entry

Rooms: 4
Beds: 2
Garage: 2
Parking: 4
Baths: 2 1/2
Living Area: 591
Acres: 0.16 (7076 sq.ft.)
Year Built: 1950
FY: 2016

Remarks: 12 Maple Ave
Nahant, MA 01908

Style: Detached - Colonial

Rooms: 7
Beds: 3
Garage: 0
Parking: 2
Baths: 2 1/2
Living Area: 1400
Acres: 0.04 (1800 sq.ft.)
Year Built: 1920
FY: 2017

Remarks: 72222987
17 Maple Ave
Nahant, MA 01908

Style: Detached - Colonial

Rooms: 7
Beds: 3
Garage: 0
Parking: 2
Baths: 2 1/2
Living Area: 1400
Acres: 0.04 (1800 sq.ft.)
Year Built: 1920
FY: 2017

Remarks: 72241479
10 James Avenue
Nahant, MA 01908

Style: Detached - Bungalow

Rooms: 7
Beds: 3
Garage: 0
Parking: 0
Baths: 2 1/2
Living Area: 1395
Acres: 0.03 (1253 sq.ft.)
Year Built: 1920
FY: 2017
MLS #: 71861359  **Status: SLD**
5 Highland Rd  
Nahant, MA 01908  
Style: Detached - Antique  
Rooms: 6  
Beds: 3  
Baths: 1f 0h  
Garage: 2  
Parking: 4  
Sale Price: $430,000  
List Price: $469,900  
Sale Date: 1/12/2016  
List Date: 6/21/2015  
Off Mkt. Date: 12/18/2015  
Orig. Price: $549,000  
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**
43 Colby Way  
Nahant, MA 01908  
Style: Detached - Colonial  
Rooms: 6  
Beds: 2  
Baths: 1f 1h  
Garage: 0  
Parking: 2  
Sale Price: $425,000  
List Price: $469,974  
Sale Date: 3/16/2018  
List Date: 2/23/2018  
Off Mkt. Date: 2/25/2018  
Orig. Price: $469,974  
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 Agent: Diego A. Zapata

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MLS #: 71972986  **Status: SLD**
18 Emerald Rd  
Nahant, MA 01908  
Style: Detached - Colonial  
Rooms: 9  
Beds: 4  
Garage: 0  
Parking: 3  
Sale Price: $481,000  
List Price: $474,900  
Sale Date: 6/17/2016  
List Date: 3/15/2016  
Off Mkt. Date: 4/3/2016  
Orig. Price: $474,900  
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; to 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

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MLS #: 72051392  **Status: SLD**
144 Bass Point Rd  
Nahant, MA: Bass Point 01908  
Style: Detached - Colonial  
Rooms: 7  
Beds: 3  
Garage: 0  
Parking: 2  
Sale Price: $490,000  
List Price: $475,000  
Sale Date: 3/20/2017  
List Date: 8/10/2016  
Off Mkt. Date: 1/10/2017  
Orig. Price: $539,000  
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 Harrigan

Sale Office: Coldwell Banker Residential Brokerage - Marblehead (781) 631-9511 Ext. 732  
Sale Agent: Annie Wachtel
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<td>Garage: 0</td>
<td>Parking: 2</td>
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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, hardwood 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 closer 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

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<td>Off Mkt. Date: 10/16/2015</td>
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Remarks: MOVE IN READY! Great opportunity for a turn key property in the best seaside community north of Boston! Two spacious bedrooms/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 bath & laundry complete the lower level. Resident only access to your choice of beautiful beaches/kayaking, sailing, boating, and all water sports are calling you! Tennis, golf, concerts in the Cape, 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
Sale Office: Coldwell Banker Residential Brokerage - Marblehead (781) 631-9511
List Agent: Lisa Scourtas
Sale Agent: Carmel Harney

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</tbody>
</table>

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 it 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 International Airport. All offers will be reviewed by 12:00 Tuesday 06/13

List Office: Conway - Swampscott (781) 584-4757
Sale Office: True North Realty (781) 872-1487
List Agent: Lisa Scourtas
Sale Agent: Lori Keeffe

<table>
<thead>
<tr>
<th>MLS #: 72219874</th>
<th>Status: SLD</th>
<th>DOM: 145</th>
<th>DTO: 122</th>
<th>Sale Price: $465,000</th>
<th>List Price: $479,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>67 Lennox Street</td>
<td>Nahant, MA Little Nahant 01908</td>
<td>List $/SqFt: 286.48</td>
<td>List $/SqFt: 278.11</td>
<td>Off Mkt. Date: 1/20/2018</td>
<td>Orig. Price: $515,000</td>
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<tr>
<td>Style: Detached - Colonial</td>
<td></td>
<td>Bath: 2 f 1h</td>
<td>Living Area: 1672</td>
<td>Tax: $4300</td>
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<tr>
<td>Rooms: 5</td>
<td>Beds: 2</td>
<td></td>
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<tr>
<td>Garage: 1</td>
<td>Parking: 3</td>
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</tr>
</tbody>
</table>

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
Sale Office: Nahant Associates, Inc. (781) 581-3644
List Agent: Melinda Hatfield
Sale Agent: Melinda Hatfield
MLS #: 71971192  
14 Tudor Road  
Nahant, MA 01908  
Style: Detached - Bungalow  
Rooms: 6  
Bedrooms: 3  
Garage: 2  
Bathrooms: 1 1/2  

DOM: 100  
DTO: 9  
List $/SqFt: 271.62  
Sold $/SqFt: 267.18  
Sale Price: $482,000  
List Price: $489,999  
List Date: 8/18/2017  
Off Mkt. Date: 6/18/2017  
Org. Price: $494,999  
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, finished 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 10 beaches along the coastline, the largest being Nahant Beach and Long Beach. Nahant also has its own golf course - Kelly Greens Golf Course.

List Office: Century 21 Commonwealth  
(508) 435-6333  
Sale Office: Harborside Sotheby's International Realty  
(781) 631-8800  
List Agent: Robyn Nasuti  
Sale Agent: Richard Ginder