

SAND POINT ROAD SALES ON THE BEACH SINCE 2000

SAND POINT ROAD SALES ON THE BEACH IN 2022

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>FRONT FEET</u>	<u>COMMENTS</u>
607 Sand Point	\$23,000,000	\$23,000,000	\$23,000,000	8/22	3 mo.	99'	Redone 3,500 sq.ft. nautically inspired 4/3.5 Cape Cod with 360° ocean, mtn and bird sanctuary views, office and family room. Updated since 9/12 sale for \$6M.

SAND POINT ROAD SALES ON THE BEACH IN 2021: COMPLETE

<u>ADDRESS</u>	<u>SALE PRICE</u>	<u>FINAL LIST PRICE</u>	<u>ORIGINAL LIST PRICE</u>	<u>SALE DATE</u>	<u>TIME ON MARKET</u>	<u>FRONT FEET</u>	<u>COMMENTS</u>
821 Sand Point	\$23,000,000	\$24,500,000	\$24,500,000	3/21	8 mo.	131'	Lovely 6,141 sq.ft. 4/4/2 Nantucket built in 2004 with Great room, library, theater, gym, wine room, breakfast room, 4 car garage and guest apt. Sold 10/15 for \$15,455,000.
849 Sand Point	12,750,000	13,200,000	10,800,000	2/21	7.5 yrs	241'	Beautiful 3,365 sq.ft. 4/4.5 Cape Cod west of Casa Blanca. Sold in 2/13 for \$8.3M and as a tear down in 4/04 for \$3.5M.

SAND POINT ROAD SALES ON THE BEACH IN 2020: COMPLETE

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551 Sand Point Rd.	\$9,650,000	n/a	n/a	6/20	n/a	121'	Phenomenal and incomparable 360° views on both sides of 2,395 sq.ft. 3/3.5 Andy Neumann Contemp. with gst house. Sold with a tear down in 10/01 for \$3M & 3/00 for \$2M.

SAND POINT ROAD SALES ON THE BEACH IN THE 2020's: THE COVID YEARS

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607 Sand Point	\$23,000,000	\$23,000,000	\$23,000,000	8/22	3 mo.	99'	Redone 3,500 sq.ft. nautically inspired 4/3.5 Cape Cod with 360° ocean, mtn and bird sanctuary views, office and family room. Updated since 9/12 sale for \$6M.
821 Sand Point	23,000,000	24,500,000	24,500,000	3/21	8 mo.	131'	Lovely 6,141 sq.ft. 4/4/2 Nantucket built in 2004 with Great room, library, theater, gym, wine room, breakfast room, 4 car garage and guest apt. Sold 10/15 for \$15,455,000.
849 Sand Point	12,750,000	13,200,000	10,800,000	2/21	7.5 yrs	241'	Beautiful 3,365 sq.ft. 4/4.5 Cape Cod west of Casa Blanca. Sold in 2/13 for \$8.3M and as a tear down in 4/04 for \$3.5M.

SAND POINT ROAD

SALES ON THE BEACH IN THE 2010'S: THE COMPLETE DECADE

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571 Sand Point	\$24,250,000	\$26,500,000	\$26,500,000	6/19	1 yr.	126'	Gorgeous redone 1990's 4,963 sq.ft. Cape Cod with 3/3/2 in the main house plus an extra 3,000 sq.ft. lower level, a 1/1 guest house, deck, spa and lap pool. Prior to redo, sold 10/10 for \$10,700,000.
591 Sand Point	16,250,000	21,500,000	32,500,000	4/10	2 yrs.	193'	Spectacular appx. 7,043 sq.ft. 5/4/2 Contemporary Cape Cod designed by Andy Neumann with Great room, family room, media room and detached guest house all impeccably detailed on one of Sand Point's widest lots.
821 Sand Point	15,455,000	16,850,000	16,850,000	10/15	5 mo.	131'	Built in 2004, this lovely 6,141 sq.ft. 4/4/2 Nantucket has a Great room, library, theater, gym, wine room, breakfast room, master suite with sitting room and 4 car garage.
845 Sand Point	12,000,000	n/a	n/a	10/17	n/a	106'	Redone 3,800 sq.ft. 4/6 Cape Cod with pool, theater and 3 fireplaces. Prior to redo, sold 1/00 for \$2,250,000.
571 Sand Point	10,700,000	13,800,000	15,900,000	10/10	1¼ yrs.	126'	Built in 1992, this 4,963 sq.ft. Cape Cod has 2/2.5 in the main house plus a 1/1 guest house, vast deck and lap pool.
791 Sand Point Rd.	9,725,000	9,750,000	9,750,000	2/19	2 mo.	109'	1950's 3/2.5 2,300 sq.ft. cottage & detached bunk house on a lovely lot with fabulous 360° views.
645 Sand Point Rd.	9,100,000	9,000,000	9,000,000	3/15	1 mo.	124'	Redone 1960's 2,358 sq.ft. 3/3 Contemp. views, open beam ceilings & walls of glass. Sold in 7/04 for \$7,150,000.
869 Sand Point Rd.	8,650,000	8,650,000	10,900,000	4/14	2¾ yrs.	100'	At 5,742 sq.ft., this is Casa Blanca's largest home with 3 bedrooms, 2 offices plus a separate 1/1 guest apartment.
849 Sand Point Rd.	8,300,000	8,800,000	8,800,000	2/13	3 mo.	241'	Beautiful new 3,365 sq.ft. 4/4.5 Cape Cod down a long drive way just West of Casa Blanca. Adjacent to railroad tracks. Sold as a tear down in 4/04 for \$3,500,000.
711 Sand Point Rd.	7,100,000	n/a	n/a	4/14	n/a	193'	Modest 2,634 sq.ft. 4/3 cottage built in 1952. Sold privately.
607 Sand Point Rd.	6,000,000	6,450,000	10,850,000	9/12	3¼ yrs.	99'	Redone 3,500 sq.ft. 4/3.5 nautically inspired Cape Cod with ocean, mtn and bird sanctuary views, office and family room.
735 Sand Point Rd.	5,850,000	n/a	n/a	3/14	n/a	100'	Built in 1956, this modest 3,044 sq.ft. 3/4 has a detached 1/1 guest suite. This sold without coming on the market.
815 Sand Point Rd.	5,500,000	6,290,000	7,600,000	4/12	9 mo.	120'	Redone 3/2 2,198 sq.ft. 1970's Contemp. with hexagonal rooms. Sold in 12/06 for \$7,350,000 and, prior to redo, in 8/00 for \$4,352,500.
841 Sand Point Rd.	5,225,000	5,950,000	6,400,000	5/12	8 mo.	100'	Bright 2,395 sq.ft. 1973 Contemp. with high ceilings, wood floors and walls of glass to large deck. The main house has 2/2, and there are 2 guest suites with separate entrances.
755 Sand Point Rd.	5,000,000	n/a	n/a	4/11	n/a	150'	Tear down 1,774 2/2.5 home built in 1945 with some wet-land setback issues. This sold privately.
875 Sand Point Rd.	3,475,000	3,550,000	3,995,000	8/13	2 yrs.	75'	One of the Moroccan style homes in Casa Blanca, this 4/4 home offers a modern interior with archways. Sold in 4/06 for \$4,950,000 and 1/01 for \$3,300,000.
745 Sand Point Rd.	3,415,000	4,300,000	4,795,000	10/11	6 mo.	82'	Modest partial 2 story 2,200 sq.ft. 3/3 1940's cottage. The first floor sits too low to see much over the seawall.
501 Sand Point Rd.	2,800,000	3,250,000	3,000,000	9/18	4 yrs.	500'	Vacant lot with sewer & water meter & unparalleled views of the ocean, coastline, sanctuary & mtns, but development will be arduous to accomplish.

SAND POINT ROAD

SALES ON THE BEACH IN THE 2000'S: THE COMPLETE DECADE

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591 Sand Point	16,250,000	21,500,000	32,500,000	4/10	2 yrs.	193'	Spectacular appx. 7,043 sq.ft. 5/4/2 Contemporary Cape Cod designed by Andy Neumann with Great room, family room, media room and detached guest house all impeccably detailed on one of Sand Point's widest lots.
625 Sand Point Rd.	8,500,000	7,850,000	7,850,000	11/04	2 mo.	125'	This 1974 4/4 Contemp. has a living room with river rock fireplace and floor to ceiling windows on two sides. This last sold in 4/97 for \$2,450,000. This sold with multiple offers.
815 Sand Point Rd.	7,350,000	7,750,000	9,375,000	12/06	1.7 yrs.	120'	Redone 3/2 Contemp. with hexagonal rooms to take advantage of the views. Prior to redo, this sold 8/00 for \$4,352,500.
685 Sand Point Rd.	7,290,000	9,500,000	9,200,000	12/08	11 mo.	99'	Cool 1960's 4/4 Contemp. with open beam ceilings & walls of glass to 360° views. Great detached art studio with bath.
657 Sand Point Rd.	7,235,000	7,900,000	8,500,000	3/04	2.6 yrs.	126'	Remodeled 4,100 sq.ft. 4/4 Contemp. with walls of glass, many view decks, 3 fireplaces and two 2-car garages. This was partly redone since selling in 11/00 for \$5,400,000.
645 Sand Point Rd.	7,150,000	n/a	n/a	7/04	n/a	124'	Beautifully redone, this 1960's 1,900 sq.ft. 3/3 Contemp. has panoramic views, but the house sits a bit low to see them when seated. Prior to the redo, this sold in 1/97 for \$1,700,000 and in 6/96 for \$1,630,000.
701 Sand Point Rd.	7,115,000	7,895,000	8,600,000	7/06	1 yr.	100'	Elegant 2/2.5 Contemporary home with unobstructed views, very high ceilings, a renovated 40 x 15 pool on a glassed terrace and a 1/1 guest house.
657 Sand Point Rd.	5,400,000	5,250,000	5,250,000	11/00	1 wk.	126'	This 1980 4,100 sq.ft. 4/4 Contemporary has walls of glass, view decks, 3 fireplaces and two 2-car garages. Many offers.
879 Sand Point Rd.	5,250,000	n/a	n/a	12/04	n/a	100'	This western-most home within Casa Blanca sold without being marketed. The lot was bought in 1/01 for \$1,465,000 after almost 9 years on the market.
875 Sand Point Rd.	4,950,000	5,495,000	6,500,000	4/06	1 yr.	75'	One of the Moroccan style homes in Casa Blanca, this 4/4 home offers a modern interior with archways, a lovely staircase and gorgeous views. This sold in 1/01 for \$3,300,000.
815 Sand Point Rd.	4,352,500	3,750,000	3,750,000	8/00	2 wks.	120'	Unique 1970's home with connected hexagonal rooms to take advantage of the wonderful views. Multiple offers.
871 Sand Point Rd.	3,550,000	3,750,000	3,750,000	5/00	4 mo.	73'	Newer 5,000+ sq.ft. Moroccan style 3/3.5 home with 2 story living room, gourmet kitchen, and gym. The lot was bought in 9/94 for \$510,000.
849 Sand Point Rd.	3,500,000	3,750,000	4,900,000	4/04	1.3 yrs.	241'	Situated just west of the Casa Blanca complex, this small one bedroom cottage has awesome coastline views.
875 Sand Point Rd.	3,300,000	3,695,000	4,200,000	1/01	1.4 yrs.	75'	Moroccan style 4/4.5 home in the Casa Blanca development.
551 Sand Point Rd.	3,000,000	3,600,000	3,600,000	10/01	9 mo.	121'	Teardown cottage. This also sold in 3/00 for \$2,000,000.
845 Sand Point Rd.	2,250,000	2,300,000	2,600,000	1/00	3 mo.	106'	Dated 1970's 2/3 2,415 sq.ft. Contemporary with pool and detached guest studio off the garage.
551 Sand Point Rd.	2,000,000	n/a	n/a	3/00	n/a	121'	Teardown one house from the end of Sand Point Road.
879 Sand Point Rd.	1,465,000	1,495,000	1,495,000	1/01	8.9 yrs.	82'	Last vacant lot available in the "Casa Blanca" development.

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