

# SAND POINT ROAD SALES ON THE BEACH SINCE 2000

AS OF SEPTEMBER 2018

## SAND POINT ROAD SALES ON THE BEACH IN 2018

### SAND POINT ROAD

|                |             |             |             |      |        |      |  |
|----------------|-------------|-------------|-------------|------|--------|------|--|
| 501 Sand Point | \$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 2017: 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> |
|----------------|-------------------|-------------------------|----------------------------|------------------|-----------------------|-------------------|-----------------|
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### SAND POINT ROAD

|                |              |     |     |       |     |      |   |
|----------------|--------------|-----|-----|-------|-----|------|---|
| 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. |
|----------------|--------------|-----|-----|-------|-----|------|---|

## SAND POINT ROAD SALES ON THE BEACH IN THE 2010'S

AS OF SEPTEMBER 2018

| <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> |
|----------------|-------------------|-------------------------|----------------------------|------------------|-----------------------|-------------------|-----------------|
|----------------|-------------------|-------------------------|----------------------------|------------------|-----------------------|-------------------|-----------------|

|                    |              |              |              |       |                                    |      |   |
|--------------------|--------------|--------------|--------------|-------|------------------------------------|------|---|
| 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 | 1.4 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.   |
| 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  | 2 <sup>3</sup> / <sub>4</sub> 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  | 3.4 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     | 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 :COMPLETE

| ADDRESS            | SALE PRICE | FINAL LIST PRICE | ORIGINAL LIST PRICE | SALE DATE | TIME ON MARKET | FRONT FEET | COMMENTS   |
|--------------------|------------|------------------|---------------------|-----------|----------------|------------|--|
| 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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