



CELEBRATING  
55 YEARS

# nerej

## **South Light Property LLC lists 314-acre property for \$118 million**

August 02, 2013 - Front Section

An enormous 314-acre oceanfront property on the south shore of Martha's Vineyard, known as Homer's Pond, has just been listed with South Light Property LLC. One of the largest coastal properties for sale in the northeastern United States, the property is surrounded by ocean and conservation lands and offers the ultimate in privacy.

"Homer's Pond is so large and secluded that one might call it a private kingdom," said Charles Carlson, one of the property's listing agents. This one-of-a-kind property can be purchased in its entirety for \$118 million, or a buyer may elect to purchase a 100-acre land parcel on the western shore of Homer's Pond for \$31 million, a 164-acre land parcel on the eastern shore of the pond for \$43 million, or both parcels for \$74 million. Multiple building sites with pond and ocean views have been identified on each parcel. These sites are ideal for individual homes or compounds for families and friends.

"The property's unique size and terrain maximize seclusion and privacy, its proximity to the airport ensures quick access, and for those looking for an active and social lifestyle, Edgartown is just minutes away," said Carlson. "Homer's Pond is much more than a summer escape destination - it is a year-round investment unimaginable to many and one characterized by beauty, serenity, and convenience in all four seasons."

Each element of Homer's Pond is oversized with 1,200 feet of private oceanfront beach, a 35-acre fresh water pond for swimming and boating, and endless pristine woodlands and grasslands. Floor-to-ceiling windows dominate the four-bedroom, 5,600 s/f home, taking full advantage of 180-degree views of Little Homer's Pond, and a white sand beach fronting the Atlantic Ocean. A competition quality Har-Tru tennis court, sauna, steam room, whirlpool spa, outdoor heated salt-water pool, decks, and an underground wine cellar with a separate above ground entrance with a capacity of 12,000 bottles complement the home that sits on its own 50-acre parcel.

Also on the property is a one-bedroom beach house - perched on stilts and standing amidst trees - overlooking the private beach.

With all of Homer's Pond's beauty and amenities, the property's most exceptional quality is undoubtedly the land, with its vastness and untapped potential for development of one or more compounds for families and friends. For those seeking incredible views, private oceanfront beach, fresh water ponds, supreme privacy, and Martha's Vineyard cache, there is no place like Homer's Pond.