
COMPASS



Although some folks might be getting ready for the fall, the reality is we still have half of the summer left. At The Mazer Group, that is definitely a glass half full! We're still wading through the fun (and juicy real estate) on Nantucket and Boston. In this edition, we share where you can find one of Nantucket's coolest bars and introduce you to a young entrepreneur who is "dashing" around Nantucket. Then, for those of you preparing for fall, a Nantucket native and fashion maven lists a few key pieces you need to bridge your summer and fall wardrobe.

Featured Property



50 Liberty Dr, Unit PH1H Boston, MA 02210

1 Bedrooms / 1 Full Bath/ 1 Half Bath 946 Sq. Ft. / \$1,799,000

This showcase one-bedroom at 50 Liberty Drive is the epitome of Seaport living. Bright windows capture city views and accentuate the captivating ceiling height of 13 ft, the grandest in the building! A gallery hall leads to a large coat closet and the powder room. The open concept kitchen and living room offer a spacious area for dining and entertaining. Enjoy harbor views from the private outdoor space. The bespoke Master bedroom is a dream with a substantial closet and storage and a divine spa-like master bathroom with dual vanity and a walk-in shower. The stunning home has garage parking for one car.

View the complete listing form 50 Liberty Dr. PH1H [**HERE**](#).

Magnetic People

The entrepreneurial spirit is woven into the fabric that makes up America. That's why we were so proud to see the resolve to be innovative and independent is alive and well in the rising generation. Meet Will Pappendick, a Bowdoin student whose company **Beach Dash** makes life a little more convenient (and tasty) for Nantucket beachgoers.

1. Your company, Beach Dash, delivers fresh sandwiches to Nantucket Beachgoers, saving them the time and hassle of going into town to pick up lunch and maximizing their time on Nantucket's gorgeous beaches. How did you come up with such a great idea?



WP: The idea came to me around mid-June of this year when I began thinking about a second business to start. I planned to run my car detailing service, EcoWash, trading crypto, and taking a sociology class but wanted to have something else to do during the day. Knowing I'd be in Nantucket, I thought of what the island was missing and realized no delivery service had been able to nail beachside lunch delivery.

2. How did you choose Nantucket as the site for Beach Dash? What is your relationship with this treasured little island?

WP: For as long as I can remember, I've been on Nantucket in the summertime. Athletic recruiting took me away from the island these past few years, and upon returning, I couldn't believe there wasn't a beachside lunch delivery service! With everyone eager to enjoy themselves post-COVID, the timing was just right!

3. Have you ever been asked to deliver something other than lunch to the beach? If so, what?

WP: Oh, absolutely! Per request, BeachDash delivers s'mores kits! We're also in conversation with Fresh and the Town to deliver booze to the beach!



4. Obviously, the beach months on Nantucket are limited. What keeps you busy for the rest of the year?



WP: For the rest of the year, I'm studying at Bowdoin. After being in the same school since kindergarten, I couldn't be more thrilled with the College. When I'm not studying I love to snowboard, compete with my brothers in anything possible, watch movies, read, and sleep!

5. Where do you see Beach Dash five years from now?

WP: You know, with the vast amount of things to do getting any business off the ground, I try to keep my head in the short-medium term, but I can definitely say I see Beach Dash being Nantucket's go-to beachside food and booze delivery service for years to come.

Premier Listings



146 W Canton St. Boston, MA 021183

3 Bedrooms / 3 Full Baths / 2 Half Baths
3,500 Sq. Ft / \$6,000,000

View the complete listing for 146 Canton Street **HERE**.



3 Old Farm Rd. Nantucket, MA 02554

6 Bedrooms / 7 full Baths / 2 half baths
5,415 Sq. Ft. / \$6,999,000

View the complete listing for 3 Old Farm Road **HERE**.

New England Foodies

Summering on Nantucket isn't just about the beaches. Foodies flock to the island to delight their taste buds, sampling the innovative cuisine peppered throughout the island's restaurants.

The **Club Car** is one of those spots that are a must on any Nantucket food tour. We recommend going before your reservation to enjoy a cocktail (or two) at the island's most unique bar, which is housed in a train car from Nantucket's original railroad. We love all of their cocktails, but the "Passenger Paloma" really gets our wheels turning. Once you try it, you will be "on board" too.



Passenger Paloma

- Codigo Rosa
- Pamplemousse liqueur
- Grapefruit Juice
- Soda Water

Exclusive Offerings to Mazer Group Clients

Check out these private listings exclusive to
The Mazer Group!



36 Lily St. Nantucket, MA 02554

4 Bedrooms / 4 Full Baths / 1 Half Bath
3,000 Sq. Ft. / \$5,775,000

View the complete listing for 36 Lily Street **HERE**.



40 Hanson St. Boston, MA 021184

Bedrooms / 5 Bathrooms
5 Private Outdoor Spaces
3553 Sq. Ft. / \$4,395,000

An oasis in the city! This beautiful single-family home has an impressive 5 private outdoor spaces, plus garage parking



**191 Commonwealth Ave #3
Boston, MA 02116**

3 Bedrooms / 3 Full Baths
2,323 Sq. Ft. / \$3,450,000

View the complete listing for 191 Comm Ave Unit 3 **HERE**.



21 Wormwood St. Unit 623
Boston, MA 02210

2 Bedrooms / 2 Full Baths / Roof terrace
/1,922 Sq. Ft. / \$2,250,000

View the complete listing for 21
Wormwood, Unit 623 **HERE**.



11 Exeter St, Unit 5 Boston, MA
021162

2 Bedrooms / 2 Full Baths
1,147 Sq. Ft. / \$1,975,000

View the complete listing for 11 Exeter
Street **HERE**.

In the Press

We're honored to be included in this
year's WSJ Real Trends, America's Best
Real Estate Professionals List!

The Mazer Group ranked #22 in volume
among all medium teams in
Massachusetts.



Offers Accepted!

These luxury listings are almost a done deal!



90 Marlborough St. Unit PH **Boston, MA 02116**

3 Bedrooms / 3 Full Baths / 1 Half Bath
2,761 Sq. Ft. / \$7,300,000

View the complete listing for 90
Marlborough Street, Unit PH **HERE**.



70 Phillips St, Boston, MA 02114

2 Bedrooms / 1 Full Bath
560 Sq. Ft. / 2 Parking Spots / \$750,000

View the complete listing for 70 Phillips
St. **HERE**.



1 Nassau St, Unit 2003

Boston, MA 02111

2 Bedrooms / 2 Full Baths

803 Sq. Ft. / \$749,000

View the complete listing for 1 Nassau St. Unit 2003 **HERE**.

Nantucket Style

From preppy to relaxed beach chic, Nantuckers exude style. So who better to ask about key transitional pieces to carry the ladies from summer to fall than long-time Nantucket resident Julie Biondi, owner of the fashion boutique **The Lovely**.



Julie's heart belongs to both Nantucket and fashion. So ten years ago, she decided to merge her two passions by opening The Lovely on Nantucket. Loyal customers trust Julie and her staff to find that unique dress or sweater meant just for them! We were thrilled to have Julie give us a few recommendations on pieces that can carry a gal from summer to fall.

This adorable outfit will easily carry you through the colder days. For warmer days, try shorts with the loose-fitting blue-tone blouse. You'll fall in love with the buttery soft jeans, making them a year-long staple.



Organic Cotton Patchwork Blouse - \$118 (XS-L)
Paired with our super soft LTJ slim boot cute jeans - \$99



The flow of this navy and gold dress fits any summer evening vibe. The bonus liner means it will be weather-appropriate through the fall. Try the cozy "coatigan" over the dress. Or, throw it over jeans and a white tee.

Dark Navy Organic Cotton Drawstring Waist Dress with Gold Lurex Pinstripe - \$178. (XS-L)
Cozy "Coatigan" - \$258 (Size 2-12)

Like what you see? Shop more from The Lovely [HERE](#).

Recent Transactions

22 Liberty Drive, Unit 6M
Boston, MA 02210

3 Bedrooms / 3 Full Baths / 1 Half Baths
2,286 Sq. Ft. / \$4,650,000

View the complete listing 22 Liberty Drive, Unit 6M [HERE](#).



50 Liberty Drive, Unit 7L
Boston, MA 02210

2 Bedrooms / 2 Bathrooms / 2 Full Bath /
1 Half Baths / 1,537 Sq. Ft. / \$3,500,000
2 Parking Spots

View the complete listing for 50 Liberty
Drive, Unit 7L **HERE**.

Take a virtual tour **HERE**.



Parking Spot at 1 Nassau Street
\$32,000

Index Line



Why You Need To Know About 'Pocket Listings' in an Increasingly Competitive Real Estate Market

Some of the most exclusive real estate properties never hit the open market. Instead, sellers will only solicit offers from a select group of buyers through what's known as a "pocket listing." This practice is nothing new. But in a super-competitive real estate market, it's not just luxury homes that are being sold this way. Here's what you need to know about pocket listings — and how you can find out about them if you're in the market for a new home.

[Read more on Yahoo Finance](#)



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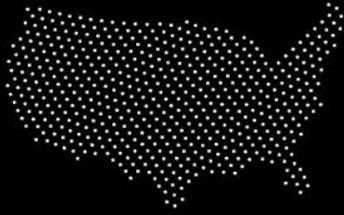
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real estate experience
from coast to coast.

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