



2024 SALES HIGHLIGHTS
—
STEVE SHELTON

DISTINCTIVE
COLLECTION

by

**Better
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REAL ESTATE

THE MASIELLO GROUP

WE KNOW NEW ENGLAND

Dear Friends and Valued Clients,

I want to take a moment to reflect on the past year and share my excitement for what's ahead. 2024 was an incredible year in the Hancock and Washington County real estate markets, and I'm truly grateful for the trust and support of so many wonderful clients and friends. Whether I had the privilege of helping you find your dream home, successfully sell your property, or navigate the ever-changing market, it has been an honor to be part of your real estate journey.

Living and working in this beautiful region, I am constantly reminded of what makes our communities so special. From the breathtaking coastline to the charm of our small towns, there is something truly unique about calling this place home. I take great pride in helping my clients find the right property and discover everything that makes life here so rewarding—whether it's enjoying Acadia National Park, finding the perfect waterfront retreat, or simply becoming part of a welcoming local community.

As we move forward in 2025, I remain committed to keeping you informed and ensuring that every transaction is handled with integrity, dedication, and an in-depth understanding of market trends. Whether you're considering buying or selling or just want to discuss what's happening in the local market, I'd love to connect.

Thank you again for your trust, support, and friendship. I look forward to another great year and helping more clients find their place in this beautiful part of Maine.



2024 IN REVIEW

- *26 homes listed*
- *13 homes purchased*
- *\$28,181,082 in total volume*
- *\$706,293 average sale price*

With Gratitude,

Steve Shelton

Steve Shelton
Acadia Realty Team Broker

Property Highlight

Selling Agent

Sold For **\$2,500,000**

435 SEAWALL ROAD

SOUTHWEST HARBOR, MAINE



Perched along Maine's scenic coast, this antique farmhouse blends history, stunning views, and modern potential. Overlooking the Western Way with vistas of Acadia's mountains, the Cranberry Isles, and the open ocean, it captures the essence of New England living.

The home features a flexible four-bedroom layout, including a three-bedroom main area and a private one-bedroom in-law suite near the attached barn—perfect for multi-generational living or guests. Set on a tranquil meadow with protected water views, the property includes a 10-foot walking path to the shore for easy kayak access. Whether as a forever home, retreat, or new-build opportunity, this coastal gem is full of possibilities

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PROPERTY HIGHLIGHT

Sold For \$1,800,000

1491 INDIAN RIVER RD.

Listing Agent

Jonesport, Maine



This exceptional 44+ acre oceanfront estate offers nearly 4,000 feet of frontage on Indian River Bay. Combining Riverside Farm and West Wind Farm, the property features a beautifully restored mid-1800s farmhouse and a 1,700 sq. ft. attached barn and shop.

Expansive blueberry fields, open pastures, and a tranquil farm pond enhance the landscape, with ample space for additional waterfront homes. Whether envisioned as a private saltwater farm or a development opportunity, this rare Downeast Maine retreat offers unparalleled privacy and coastal charm.

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Selling Agent

Property Highlight

Sold For
\$1,290,000



22 SPRINGBOUND LAND

This stunning 3.6-acre oceanfront retreat offers 430 feet of lovely pebble beach with easily accessible deep-water frontage, breathtaking bay views, and direct sightlines to Acadia's mountains.

Surry, Maine

Designed for entertaining, the property features a 4,875 sq. ft. of living space with a 4 beds/3 baths main house, a separate 2-bed/1.5-bath guest cottage, and a 3-car garage with a 1-bed/1-bath apartment above. Large windows and a wrap-around deck maximize the serene coastal setting. A formal kitchen, plus a discreet catering kitchen, make hosting effortless. Conveniently located between Blue Hill and Ellsworth, this private estate is a rare coastal gem with easy access to Acadia and the Blue Hill Peninsula.

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51 HARBORSIDE RD

Brooksville, Maine

Listing Agent

Sold For **\$1,930,000**



147 TRUNDY LN

Surry, Maine

Listing Agent

Sold For **\$1,651,007**



178 JOHNSON POINT RD

Penobscot, Maine

Listing Agent

Sold For **\$1,257,000**

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37 VILLAGE AT OCEANS END

Southwest Harbor, Maine

Listing Agent

Sold For **\$1,175,000**



11 ENO PINES DR

Bar Harbor, Maine

Listing Agent

Sold For **\$890,000**



150 NUTTING LN

Trenton, Maine

Listing Agent

Sold For **\$890,000**



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