2024 SALES HIGHLIGHTS STEVE SHEETON





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 everchanging 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,

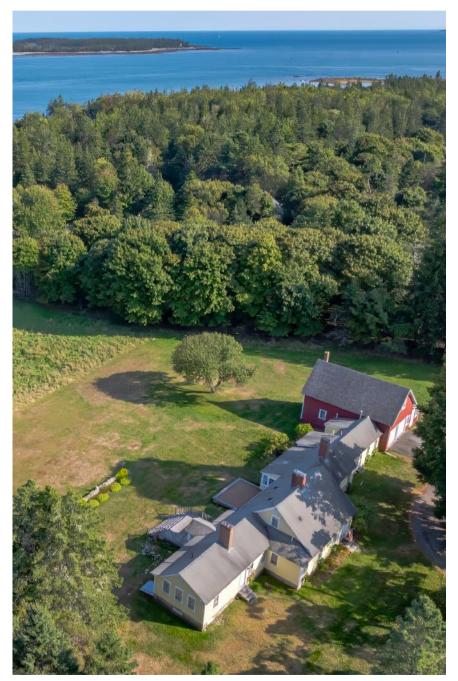
Khel ton

Steve Shelton Acadia Realty Team Broker

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

Property Highlight Selling Agent

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 fourbedroom layout, including a threebedroom main area and a private one-bedroom in-law suite near the attached barn-perfect for multigenerational 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



PROPERTY HIGHLIGHT

Sold For **\$1,800,000**

1491 INDIAN RIVER RD. 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.

WE KNOW NEW ENGLAND

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.

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.



Surry, Maine



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







WE KNOW NEW ENGLAND



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







Steve Shelton

Acadia Realty Team Broker Cell: (207) 460-4233 Office: (207) 667-7423 steveshelton@masiello.com 193 Main St., Ellsworth, ME 04605





SEE ACTIVE LISTINGS ACADIAREALTYTEAM.COM