



Nantucket, Massachusetts -- The island of Nantucket has some of the most beautiful beaches in the Northeast, and its architecture has earned Nantucket the designation of a National Historic Site due to its uniquely preserved [New England](#) seaport buildings, houses and downtown. Due to its old-world charm and natural beauty, it is almost impossible to go wrong by staying in any one of the island's 15 well-known communities. Nevertheless every area of Nantucket is different, and you would be well served to become familiar with each community before making a decision on your rental.

#1: Location, Location, Location

From Madaket in the West to Wauwinet in the East, each one of Nantucket's 15 communities offers something different.. Let's explore what each one has to offer.

Downtown, Cliff, Brant Point: Most people familiar with Nantucket usually lump these three areas together. They are the heart of the island, where most restaurants and shops are located. Renting in one of these three areas allows you to walk to dinner, shopping areas and several well-known beaches, such as Jetties, Children's Beach, and Steps Beach.

In addition, Town, as these three areas are known, has the largest number of rental properties on the island at varied prices. The main disadvantage is that it is Town, and during the peak summer *months of July and August it can be very hectic and crowded.*

Dionis, Eel Point: In spite of being close to Town, the Dionis and Eel Point areas are two of the least developed locations on island. This is due primarily to an impressive 270-acre contiguous tract of land in the communities that is a wildlife sanctuary for the plants and animals. Linda Lohring owned this

breathtaking parcel until 2010, when she transferred the development rights to the Land Bank of Nantucket. This transaction preserved the land in perpetuity as a wildlife refuge.



Since that date, the properties in the Dionis/Eel Point area have increased in value dramatically. Today, the average home price for a property in Dionis/Eel Point is \$4.54 million, and often the price per acre tops \$2 million. Rental properties are usually at the very high-end of the market, demanding prices in the \$10,000 to \$55,000 per week range. Because of this, properties are usually recently renovated, with high-end appliances, lots of space, and often a pool, as well as central A/C.

Being located in the north of the island, beaches such as Dionis, Eel Point, and the 40th Pole benefit from some of the calm waters of Nantucket Sound. Because of this, they are ideal for small children and surf fishing. An additional benefit is that both the 40th Pole and Eel Point beaches allow on-beach driving (however, a permit is required, which it is often included in your rental agreement when you rent a vehicle).

Madaket and Tom Nevers: Although almost at opposite sides of the island (Madaket in the West and Tom Nevers in the East), these two communities share some striking characteristics. First and foremost, just like Cisco and Surfside, Madaket and the Tom Nevers beaches face the Atlantic ocean, and as such, have waves that are ideal for surfing, boogie boarding and other water sports. Second, the properties in Madaket and Tom Nevers tend to have some of the lowest rental prices on island, varying from \$ 5,350 to \$22,000 average weekly rental prices. Madaket is also home to Madaket Millie's, a well know restaurant where sunset dinners are just a jewel.

Cisco & Hummock Pond areas:



The Cisco and Hummock Pond areas have seen a renewal in home construction due in part to their proximity to Cisco Brewery and Bartlett's Farm. Cisco Brewery offers a unique experience for many beachgoers who can sit, relax, and listen to great music while consuming great food and brews, including one of the best in the North East, Whale's Tale. This all happens within a mile radius of Cisco beach, well known for its high waves, great surf fishing, and the surfing school, Nantucket Island Surf School (telephone: 508.560.1020). Rental prices in Cisco range from moderate

(\$6,000 to \$8,000), to the extreme, (\$25,000 to \$45,000) a week.

'Sconset (Siasconset, a Wampanoag Algonquian term meaning "place of great bones"): Located in the northeast of Nantucket island, 'Sconset is well known for its rose covered cottages, a quaint downtown and the 'Sconset Casino, an upscale community center where the public can play tennis on some of the best clay courts (red clay) on the island between the hours of 12-3 pm every day. Prices in 'Sconset for weekly rentals range from very reasonable (\$5,000 a week) to the extreme (\$25,000 to \$35,000 a week). 'Sconset provides easy access to two great bike paths, and 'Sconset beach is a favorite place for young families. One of the best bargains for renters can be found on Baxter Road, on which a 5-bedroom waterfront property can go as low as \$7,000 per week due to severe erosion of the coastline.

Surfside: Located on the south side of the Island, Surfside faces the Atlantic Ocean. Therefore, the beach at Surfside is known for big waves. Surfside's popularity with renters has increased in recent years, and lots of new construction is available for rent, albeit, at high weekly prices. The main attraction of Surfside is of course the beach, which provides a wide swath of sand that is good for picnics, beach games and surf fishing. In addition, the beach at Surfside has ample facilities, including lifeguard, restrooms with diaper changing station, showers and food services.

Naushop & Nashaquissett: Located close to the Nantucket airport and the Nantucket High School, respectively, Naushop & Nashaquissett are two full-fledged communities on the island that provide their residents and visitors with a large set of amenities, including a club house, tennis courts, community swimming pool and many others. Prices are very reasonable for renters varying from \$3,000 to \$10,000 per week. Homes are well equipped, modern, and are good rental buys. However, the downside is that homes are very close to each other, and some of the Nantucket charm is just not there.

Monomoy, Shimmo, and Polpis: Monomoy, Polpis and Shimmo are all desirable areas located on Nantucket's Harbor, with great views of the ocean, as well as views of Nantucket Town. The areas are primarily residential but provide easy access to services such as the Stop & Shop at Sparks Avenue and a variety of restaurants. In addition, these areas provide easy access to the downtown, as they are only 7-10 minutes away by car. These communities boast ideal spots for shell fishing, scalloping, bird watching

and various water sports. Rentals are sparse in these areas, and often demand high prices in the \$12,000 to \$55,000 per week range.

Polpis, Quidnet, Squam and Wauwinet: Polpis, Quidnet, Squam and Wauwinet are located along the eastern shore of the Island. These communities are known for their glorious landscapes, quiet nature walks and an abundance of wildlife. Availability of rentals is sparse, and works best for families looking to be away from it all. Weekly rental prices range from \$4,500 to \$26,000.



2: Price, Price, Price:

By all accounts Nantucket island is one of the most exclusive vacation destinations in the Northeast of the United States, attracting celebrities and visitors from around the globe. It is not unusual during the summer months to bump into John Shea (writer and director of "The Grey Lady" – a romantic comedy filmed in Nantucket), Bill Belichick (New England Patriots coach), [Joe Scarborough and Mika Brzezinski](#), (who this past year made Nantucket their summer home), as well as other celebrities. This is especially true during one of the many summer festivals that make Nantucket such a special place, like the Wine Festival, Book & Film Festival, and many others. However, such notoriety comes with a price. During the peak months of July and August, Nantucket rentals fall into three major classes. These are: 1) **Modest** – weekly rentals in the \$4,000 to \$8,000 per week; 2) **Typical** – weekly rentals between \$10,000 and \$16,000 per week; and 3) **the Very Best** - \$18,000 to "the sky is the limit rental."

Modest rentals – what you can expect?: As mentioned previously, a modest rental will be priced at between \$6,000 and \$8,000 per week for a 3/4 bedroom, 2/3 bathrooms house where there are no expectations of water views or being near the water. In this price category, your rental will be most likely located in one of four areas – Madaket, Tom Nevers, Naushop and Nashaquissett. Amongst these, Madaket happens to be my favorite because it provides renters with great access to the beach, the Madaket Bike Path, Smith Point for fishing, and Madaket Millie’s for sunset dinners. I have two favorite rentals in this category. They are [3 Rhode Island Avenue](#), a four bedroom upside down house with wrap-around views of Hither Creek which rents for \$4,700 during the summer; and [12 Washington Street](#), a 3 bedroom/3 bathroom recently renovated house with ocean views, a great modern kitchen, audio room, and wine cellar. At \$11,000 per week, it is a true bargain.

Typical rentals – what can you expect?: For \$6,000 to \$10,000 per week you can expect to rent a recently renovated property on the island with lots of space, 4 bedrooms/3 bathrooms, a great yard and good proximity to the beach. Such homes are present anywhere on the island, but some of my favorites are: [30 Norwood Street](#) in Tom Nevers, a 5 bedroom/4 bathroom property ideal for multigenerational families (it has a separate 1 bedroom/1bath cottage with a full kitchen, and laundry facilities), great yard and quick access to both Tom Nevers and Sconset beaches. At \$9,800 per week, this one is quite a bargain. My 2nd favorite are actually two, [5a Pawguket](#) and [5b Pawguket](#) Street in Brant Point. Both of these properties are recently renovated, with lots of space (4 bedrooms/3 bathrooms, views of Jetties beach and the Nantucket Sound, and lovely kitchens. Both properties rent at around \$10,000 per week. My third favorite in this category is [59 Orange Street](#). This traditional Nantucket home on Orange Street has been tastefully updated and expanded to blend old Nantucket charm and modern conveniences in perfect harmony. The property offers over 5,000 square feet of living space, including a bright and beautiful gourmet kitchen, sun-lit parlor and formal dining room with fireplace. It has 5 bedrooms, and at \$15,000 per week within walking distance to the center of town, it is a true bargain.



The Very Best – what can you expect?: The sky is the limit in this category. You can rent a 6 bedroom/6 bathroom estate in Tom Nevers, with heated pool and private tennis court for around \$35,000 per week; a 12 bedroom estate in Dionis with a rental price tag of \$450,000 for the 13 weeks of the summer, or the perfect waterfront property in Eel Point at \$24,500 for the week. My favorite in this category happens to be a 6-acre modern property with 270 degree views of the ocean, the island of Tuckernut, and the marshes that rents for \$12,500 per week. This property is ideal for those seeking communion with nature. Because of this, [189 Eel Point](#) is considered a true bargain for a property of this nature.

3:- When is the ideal time to rent in Nantucket?

The definition of ideal varies from family to family. However, Nantucket is a favorite summer vacation spot for families with young children, who, unbridled from the school calendar, can go anytime during the summer. For such families, I strongly recommend the months of June and September. In June, especially the last two weeks, summer is in full bloom with average temperatures of 69° F (22° C) during the day. During this month, the island hosts lots of activities (such as the Book & Film Festival), and all of the restaurants, theaters and shops are open. In addition, the beaches provide endless recreation, albeit water temperatures can be on the refreshing (really cool) side. Prices during the month of June are without question the lowest of the season. For example, you can rent a 5 bedroom home in Town with central A/C, a media room and other amenities for around \$8,000 per week.

September also offers the same advantages of June with two major differences: 1) water temperatures in late August and September are warmer than during the rest of the summer (the average water temperature in September is 69° F (22° C)); and 2) prices are just a bit higher, more like \$10,000 for the same home described above.

The peak weeks of July and August are usually the most expensive weeks to rent in Nantucket. However, every year, several weeks during the summer offer great bargains. These bargains in the Nantucket rental calendar are tied primarily to the summer camp schedule. In 2019, two weeks during the summer offer the greatest bargains in July and August. The weeks are: 1) the week of July 6-13; and 2) the week of August 24-31. Happy renting!



4: How do I get to Nantucket?

Getting to Nantucket is easy, as there are many modes of transportation to get you there. Fundamentally, you get to Nantucket by either ferries or plane. Depending on your point of origin, and especially during the summer months, multiple airlines have direct flights from such cities as Boston, New York, Washington, DC, and others. American Airlines, Delta and JetBlue all service Nantucket during the summer, with [JetBlue](#) having the most complete schedule of non-Stop flights. In addition, Nantucket is readily accessible from Hyannis by both air and ferries, with hourly flights to Nantucket by multiple airlines, and hourly fast ferries (50 minutes travel time) by both the [Steamship Authority](#) and [Hy-Line Cruise Line](#). Prices for the ferries vary from \$69 - \$77 for adult fares, and \$35 - \$51 for children aged 5-12. Bicycles are extra, and typically cost \$ 7 each way, however, to the delight of pet owners, pets are always free.



However, taking your car to Nantucket is a totally different experience. There is only one car ferry that serves the island, and the cost is \$450 to \$500 round trip during the summer months. Nevertheless, price is not the major problem. Instead, securing a reservation to travel with your car to Nantucket on your desire dates can be difficult.

If you are planning to travel to Nantucket with a car, and desire a reservation with a Friday, Saturday, Sunday, and/or Monday departure to or from the island, then,

you better book your reservation in January. Reservations to the general public open the third Tuesday in January for web based reservations, and on the phone the last Tuesday of January. If you will be renting in Nantucket during the summer, my strong recommendation is that you make your car reservation first, and then worry about your rental property. You can do so, by first creating and account at [New User?](#) , if you do not already have one, and then jumping in as early as possible on the third Tuesday of January to [make your summer reservation](#). For more information, select one of the following links:

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Getting to Nantucket by Ferry:

[The Steamship Authority](#) High-Speed and Traditional Car Ferry, departs from [Hyannis](#), MA

[Hy-Line Cruises](#) High-Speed Ferry, departs from HYannis, MA

[Freedom Cruise Line](#) departs from [Harwich Port, MA](#)

[Seastreak High-Speed Ferry](#) from [New York City, NY](#) and [New Bedford, MA](#)

Getting to Nantucket by Air (Commercial Airlines):

[Cape Air](#) - **Main Terminal** Cape Air/Nantucket Air provides year-round service from ACK to Boston, MA (BOS), Hyannis MA (HYA), New Bedford, MA (EWB) and Martha's Vineyard (MVY). Seasonal Service is provided to Westchester County, NY (HPN) and New York City's JFK airport

[Rectrix Shuttle](#) - **Rectrix Aerodrome Center** Rectrix provides daily air taxi service between ACK and Hyannis (HYA). Jet Blue - **Main Terminal** Jet Blue provides seasonal service from ACK to Boston, MA (BOS), Washington-National (DCA), New York City (JFK) and Charlotte, NC (CHA) [American Airlines](#) - **Main Terminal** American provides seasonal service from ACK to Washington - Reagan National (DCA) and New York City (LGA).

[Delta Airlines](#) - **Main Terminal** Delta Airlines provides seasonal service from ACK to New York City (LGA). [Tradewind Aviation](#) - **General Aviation Building** Tradewind Aviation provides seasonal service from ACK to White Plains, NY (HPN) and Teterboro, NJ (TEB). [United Airlines](#) - **Main Terminal** United Airlines provides seasonal service from ACK to Newark, NJ (EWR).

5: What does your rental include and what does it not?

Often when I am discussing a potential rental with a customer they ask – what else do I have to bring for my rental, do they provide sheets, etc? Be assured, every rental in Nantucket is fully furnished with pillows, sheets, towels, kitchen equipment (including a lobster pot), and all other comforts found in a hotel room. Do not worry, you are covered

Further, and often, rentals do come with additional amenities like beach chairs and beach towels, bicycles, canoes, beach toys, and other such goodies. As a renter, you should always ask what other amenities the property has.

It is also important to know that after January 1st, 2019, the Massachusetts legislature imposed taxes on all short term rentals. Hence, if your rental starts after July 1st, 2019, then, you will need to pay a 5.7% state tax and a 6% local tax for every rental on island.

Additional fees that owners charge on rentals include “Pet Fee”, when pets are allowed, Administrative Fees, usually \$50 - \$75, and credit card fees, if you are paying for your rental using a credit card. Booking fees when using one of Nantucket real Estate agencies are paid by the owner, but sites such as VRBO.com charge a booking fee to the renter.

6: Festivals, Historic Sites, bike paths, what to do why you are there?

Nantucket activities during the summer months are extraordinary. They include several of the best festivals in the Northeast, such as, Daffodil Festival, the official opening of the summer season the last weekend of April; the Nantucket Wine Festival, May 15-19, 2019, showcasing wines from around the world, great cuisine, and great tastings (my favorite event is the Junior Chef Competition, the last day of the festival, great food, great tastings, and at \$10 pp a great bargain; [Nantucket Restaurant week](#) taking place both Spring and Fall, when participating Nantucket restaurants offer three to five course dinners from \$25 to \$50. It is the perfect opportunity to taste something new or to dine with an old favorite; [Nantucket Book Festival](#), June 14-16, 2019 which is a celebration of literary luminaries, but it's also a

time to reflect on the power of reading and writing. During the festival you will enjoy talks, panels, and have the opportunity to mingle with your favorite upcoming authors. Most events are free to the public. This year brings together several well know authors such as Nathaniel Philbrick author of the New York Times bestsellers “In the Heart of the Sea”, and Jill Abramson, known for her political bi-weekly column for The Guardian about US politics; and the [Nantucket Film Festival](#), June 19-24, 2019, which has become well known through the film community, and highlighted both “Mr. Rogers neighborhood”, and “The Wife”, Hollywood’s Oscar contenders over the last two years.



In addition, while vacationing in Nantucket you will enjoy many of Nantucket’s nature walks offered by an island where more than 55% of the land area is conservation land. Bird watching is also in the agenda, especially at Eel Point Preserve, an approximately 100 acre property known for its picturesque landscapes, and the Eel Point’s shoreline ecosystem, one of the best locations on the island for seeing shorebirds, and my personal favorite. You will enjoy the more than 33 miles of bike paths that take you from Sconset in the

East to Madaket in the west while touching several of the Conservation Foundation most interesting landscapes.

Finally, the island offers all other activities as well, sailing (the [Nantucket Sailing Club](#), which offers Kayaks, Paddles boards, Wind-Surfing, and sail boats equipment for rent), live music every day at [Cisco Brewers](#), where you can enjoy food, live music, and your favorite brew after spending the day at the beach, and let’s not forget the three live theatres in Nantucket, as well as the [Whaling Museum](#), a truly world-class museum where you will learn the historical facts surrounding the whaling industry in Nantucket during the 1800’s, when Nantucket was the whaling capital of the world, and served as inspiration to Melville’s Moby Dick.

7: Restaurants, Entertainment, the Nantucket Theatre Scene

With each new season, a new restaurant (or two, or three) opens to rave reviews on the island of Nantucket, sending foodies to scramble for the next hot, and “in” spot. Most of the new restaurants can be found in town clustering between Federal and Broad streets: Cru, which opened in 2012, boasts a spectacular raw bar; the Proprietor’s Bar & Table (opened in 2013) serves sophisticated small plates; mainstays Straight Wharf and the Boarding House offer outstanding seafood and farm-to-table fare. Although Nantucket offers a variety of fare, in the last few years, restaurants have become almost out of reach for the typical visitor, more often than not, renters are selecting to stay at home and cook wonderful local produce, and great fresh catch. An exception to this limitation has been two of my favorites in Nantucket, who continue to deliver great food at very reasonable prices. First, there is Black



Eye Susan’s; with its BYOB policy it dramatically reduces the cost of a meal while delivering some of the best dishes on the island. Next, there is the Brant Point Grill, which prior to July 2nd of each year delivers its 3 for \$39 special, a true bargain.

In addition to the two restaurants mentioned above, I want to share with our readers my experiences during the 2018 Season while visiting a large majority of the restaurants on island. What follows are my impressions on the quality of their food, their service, and of course their price.

Restaurants - My favorites for the 2018 Season:

For an intimate romantic dinner:

56 Union (\$\$\$ ½) – My favorite this year. Great food, great service, and reasonably priced. A bit out of town but certainly worth it.

Black Eye Susan's in India Street. Bring your Own Wine (BYOB). Food is remarkable, and because you bring your own booze (wine) the bill is very reasonable. Word of caution - check or cash only, no reservations, better to show up around 6 PM.

Chanticleer (\$\$\$\$+) – continues to deliver great food. Also, please ask the sommelier for a suggestion on Gerry Castleman's wines. In my opinion his Proseco is better than Don Perignon. This year we had a wonderful experience with impeccable service. The Filet Mignon was extraordinary and worth the price. The Seared Hokkaido Scallops were a big disappointment at \$39.00. First you get only three-(3), and second they are very ordinary. The Restaurant has become really expensive, our dinner for two was \$300.00 including tip. Really a bit pricey. However, if you decide to go, ask for a table in the sun room overlooking the patio, a really great atmosphere.

Club Car (\$\$\$\$) - A new team has moved to the Club Car this year, including Mayumi Hattori as chef (previously at Straight Wharf). Mayumi's new menu features California cuisine with a Mediterranean twist, mostly small plates to share (like tapas) and a nice selection of entrées. There are plenty of vegetarian options, and there was a steak special the night we visited (not on the regular menu). In addition, the Club Car underwent a major renovation and the interior design by Tharon Anderson Design is STUNNING, bright and filled with lush plants. Dinner service begins at 5:30 every night and lunch service five days a week beginning at 11:30am.

Dune (\$\$\$\$1/2) - dinner for two around \$250 w/ a bottle of wine, 1 Glass of Chardonnay and 1 beer): After a couple of years of being my favorite, this year the food can be described at best as mediocre, and very expensive. Not worth it.

The Galley at the Beach House (\$\$\$\$). Superb food incredible setting. Great romantic evening.

LoLa's 41 (\$\$\$\$ 1/2) - The place to be for the young crowd. Their food is excellent. Their prices are fair. Early dinner before 6 PM any day is a definite win. Having said this, the environment is more of a hip fast pace environment, and not the place I will choose for an intimate dinner.

Oran Mor (\$\$\$\$) - is a fairly expensive restaurant located at located at 2 South Beach Street. For many years I have avoided the Oran Mor due to the high expense. However, last year I decided to give it a try. What a wonderful surprised. It was, with emphasis on was, probably the best food on island. The shrimp appetizer was exquisite, the duck unbelievable, and the strip bass unreal. In addition, if you like old fashion cocktails, try their Manhattan. The cherries by themselves are stupendous. Unfortunately the restaurant is under new management with a totally different menu. After trying for old times' sake, it is no longer my cup of tea. It is very good but not the Oran Mor of old.

Proprietor's (\$\$\$\$) - located in the old DeMarco restaurant location at 9 India Street. Proprietors is the latest craze in Nantucket. Great wines and food. It is an intimate restaurant with healthy. International tapas, and a true interesting selection of cocktails. Please make reservations way in advanced.

Straight Wharf restaurant (\$\$\$\$) - great food. Incredible service. A bit expensive

Toppers at the Wauwinet (\$\$\$\$++) - 6 PM seating. You go to the Boat Basin (also known as South Wharf) take a private boat to the Wauwinet at the other end of the island. The boat has a cash bar, and the ride crosses the harbor. It is spectacular. Wines are remarkable but very expensive, the food mediocre at best, while expensive in the extreme, \$350 for two people with a single bottle of wine.

Veintuno (\$\$\$\$) – Very disappointing this year after a fabulous 2017, the service is still great, and the wines truly remarkable, albeit a bit pricey. After one of my favorite restaurants on island, 21 Federal, closed several years back, and was subsequently replaced by Veintuno at the same location, I had a disappointing diner there and stopped going. In 2017 after rave reviews from friends, I decided to give it another shot. This was a true surprised. However, my surprise turned into disappointment one more time this year. Reservations are required, and make them way in advanced.

Family dinners :

Starlight Theatre & Cafe located at 1 N Union St, opposite to the Post Office on N. Union Street. Now closed for renovations. It is expected to open again early August, one of my favorites. Here are some recommendations for when it opens. Food is great. Standard fare - Turkey club, etc. The best value is the Turkey Junior (\$8) and plenty of food. My favorite is the Swarma, classic Greek giro. Finally, if you are having dinner at the Starlight, they will reserve seats for you at the movie theater, so you can take your time, and even bring your drinks into the theater. Truly a great experience.

Lobster Trap - solid sea food, rustic environment.

The Brotherhood of the Thieves - best burgers in town, their French or curly fries are outstanding. Beer - Whale of a Tale, some of the best beer in town.

Lola's Burger at the circle in South Street. The burgers are excellent. However, a bit pricey, and smaller than in any other restaurant. If you want a great burger, you are better off at the Sea Grille or the Brotherhood of the Thieves.

Pi Pizza - Great Italian Food, Pizza & Calzone. On of the few Restaurants this year where you can find a decent bottle of Red for under \$39 dollars. Their Tiramisu is very good, and their cannoli's are authentic.

Island Kitchen - Recently renovated and expanded into the former Grey Lady space next door, has made their new compound more family friendly. Located at 1 Chins Way, with their breakfast, lunch and dinner menu. 50 new patio seats, an outdoor bar, fire pit and an upstairs bar, has become one of my new favorites. Further, they have added a ICE CREAM AND DONUT walk-in storefront, with 32 flavors of homemade ice cream and 6 types of homemade donuts!! A great spot for families, period.

This Seasons Surprise:

Recently I had lunch at SandBars at Jetties beach, and was pleasantly surprised by the food and prices in the beach restaurant. Their Caprese Salad, when in season - after July 4th, made with Bartlet's Heirloom tomatoes was extraordinary, and at \$18.00 a real bargain. This year I tried their Fish and Chips, outstanding, and a great bargain. Finally, they have added nice seating location right in the sand. The ability to have a great lunch while looking at the water is fantastic!!!

Best breakfast:

Crosswinds at the airport. The All American breakfast at \$8.95 is a bargain. I have all my breakfast meetings there.

Downy Flake - across from Stop & Shop - try their doughnuts - old fashion doughnuts and incredible.

Best Sunset Dinner:

Millie's in Madaket - a bit expensive for Mexican food.

Best Bakery:

Petticoat Row Bakery in Nantucket, Centre Street - Amazing cup cakes, croissants, and bake goods. Don't miss it.

Best Sea Food:

For takeout - Sayle's Sea Food on Washington Street - their fried clams are awesome.

For buying fish - East Coast Sea Food, aka 167 Hummock Pond Rd . This is easily one of the best fish markets I have ever been to anywhere. Located on the road to Cisco Beach, past on the left turn to Cisco Breweries, 167 Hummock fish store will be on your right.

Finally, a word of caution, if you are going to Nantucket during the high season (late July, all of August), please call a few weeks in advance to make sure that you can get in. Restaurants get booked rather early.

8: , Pets, and other four legged animals

Nantucket is one of the most dog friendly vacation spots in the United States. Dogs are welcomed everywhere, including in restaurants with outside tables, the beach, and all of the parks on island. Dogs always travel for free both on the ferries to the island, and on commuter airplanes from Hyannis.



When our dog, Buck, was still alive, we really enjoyed his company on the flight from Hyannis to Nantucket. He will sit in the back and put his nose to the window and enjoy the ride. It was truly wonderful to know that he was always welcomed, he always travel for free, and fellow travelers welcomed his company.

9: Parting Is Such Sweet Sorrow

In the words of William Shakespeare, "Parting is such Sweet Sorrow". Leaving Nantucket can be traumatic and hectic. Your summer vacation is over; catching the ferry or airplane for your return home is taxing, leaving your rental home by 9:00 AM is almost impossible. In Nantucket during the summer months, most homes have a check out time of 9:00 AM on your turnover day. Please, be understanding of the check out time, and please remember that the 9:00 AM is selected so the home can be ready for the next renter. Remember, you would not appreciate arriving on Nantucket on the first day of your vacation and being told "Your rental property is not ready". You also must get all your belongings, plus purchases ready for the trip home. Here are some basic tips that will help make the transition easier:

1: Plan ahead. Your departure will go a lot smoother if you do all your packing the last night of your stay. Don't leave it for the morning;

#2: Check with your airline or ferry the previous night to make sure that everything is running on time;

#3: As soon as you wake up, have breakfast, and then strip all beds, and make the beds with fresh linens. This simple task will minimize cleaning charges that could become exorbitant on island. Remember that most homes for rent include an 8-10 hour complementary cleaning upon your departure. Everything beyond the allotted time is charged to you at the typical Nantucket rate of \$42 per hour.

#4: Don't bother with cleaning bathrooms, floors, etc. Just change the linens. Given the schedule and processes of cleaning companies, the cleaning company will vacuum, do the floors, do the bathrooms, etc no matter the condition they are in.

#5: Ask from your home owner or Realtor for an extension to 10:00 AM on the departure day. This 1 hour extension can make your life a lot easier, and it's customarily granted; and finally



#6: Be at your departure point at least half hour (ferries), and 1 hour (airplanes). The Steamship authority, Hy-Line, and all other transportation companies have some pretty strict regulations. The last thing you want is to be stranded in Nantucket for an extra day as it can become extremely expensive.

Hope you enjoy your Nantucket vacation. I hope this material was useful, and please make your rental reservations as early as possible starting the previous fall to the date of your vacation. That is the time that you can find the greatest availability at the lowest prices.