



## Inside A \$7.3 Million Martha's Vineyard Boating Haven—Old-School Charm Included

Built in 1915, the stone-and-shingle house known affectionately as Lily Hill is both New England and Old Vineyard—and, with 130 feet of fine-sand beach and a 24-foot dock, a boater's paradise.

By Mary Forgione



The house at 57 Hines Point, built 1951, possesses a design that its owner describes as "effortless and sensible, neither over-large nor ostentatious... It's New England. It's Old Vineyard. It feels just right." TEA LANE ASSOCIATES

Quiet, small town life. That's [Martha's Vineyard's](#) calling card. Picturesque beaches and boats, sand and sunsets, waves and water shape the Massachusetts island as well as the people who live there.

Though summer visitors swell the number of year-round residents on the Massachusetts island, pockets of the old Vineyard can still be found. Hines Point, a small finger of land that juts into Lagoon Pond on the island's north side, is one of those places.



57 Hines Point—known as Lily Hill—was only the fourth house to be built on the finger-like Cedar Neck peninsula. Which, says artist William Binzen, "feels almost like an island unto itself. Not gated, but private, with minimal traffic, neighbors out walking dogs and exchanging friendly greetings as they pass." ©2018 JON ROSE/SHUTTERSTOCK

A single road runs to the tip of the peninsula that's dotted with homes on large parcels. It's named for the Hine brothers, who ran a business in New York City and summered on what was then called Cedar Neck from the 1870s until the 1920s. During that time, despite their father's thoughts of selling off lots on the point, it remained relatively undeveloped and secluded.





57 Hines Point stirs profound memory and emotion in owner William Binzen: "It is a story beyond words. Joy that never dims. The whistling and skittering of birds, more musical than I've heard anywhere else. Cooling breezes off Lagoon Pond in summer. Gently lapping wavelets on the beach just below the house, shielded from Nor'easters by Oak Bluffs across the Lagoon." TEA LANE ASSOCIATES

Hines Point has grown up since then—but not too much. To locals, it's still a quiet retreat that almost feels like an island unto itself. It's an easy walk or bike ride into the nearby village of Vineyard Haven within the town of Tisbury. The point remains a peaceful setting, where spending time on the water is like a dose of nature's medicine.



"On warm summer days," says owner William Binzen, "I walk just a few yards down the lawn for a dive off the dock, or stroll along the fine-sand beach before swimming in clear water, which lacks the entangling seaweed and toe-stubbing rocks common on Lagoon Pond's eastern shore." TEA LANE ASSOCIATES

William Binzen, a fine-art photographer who has owned a home at [57 Hines Point](#) for almost five decades, recalls how summers he spent on the island shaped his early life. "The Vineyard is where I was nurtured by a provident land and culture built around the magnetic allure of water," he says. Teamwork, navigation and good sportsmanship are lessons he learned as a teen, racing sloops off nearby East Chop and sailing to other destinations such as Tashmoo Pond.





Listing agent Elle Lash, of Tea Lane Associates, highlights the property's 24-foot dock and deep-water mooring, 130 feet of fine-sand beachfront, panoramic views of the water from every floor and arboretum-like grounds. TEA LANE ASSOCIATES

Now he's selling the home nicknamed Lily Hill, a property well-suited for those who thrill to boating on the lagoon or on the open sea. The house sits on a knoll on the western shore of the freshwater/saltwater lagoon. Its 24-foot dock is suited to tying up sailboats or cruisers, and a deep-water mooring can accommodate a yacht. Boaters can set out from the property and sail into Vineyard Harbor and the open waters beyond.



"The house is known for its three large, curving, Craftsman-style windows overlooking Lagoon Pond," says Lily Hill's artist-owner William Binzen, noting they were featured in the 1992 book "Martha's Vineyard: Gardens and Houses" (Simon & Schuster). TEA LANE ASSOCIATES

The three-bedroom home was built in the 1950s and retains a classic Vineyard shingle-and-stone style. Large, bowed windows in the great room face straight toward the lagoon and sweeping views of sky and water. There's also a stone patio and a private fine-sand beach for swimmers and paddlers. The property's name comes from abundant tiger lilies, which share space with hydrangeas, rhododendrons and Kousa dogwoods on the spacious grounds.

Nearby Vineyard Haven provides the only year-round ferry service to and from the island. A charming seafront village, it's home to Martha's Vineyard Museum and the popular Black Dog Tavern, which has been watering the locals for half a century.





The Black Dog Tavern, waterfront at nearby Vineyard Haven in Tisbury, epitomizes the welcoming spirit of the island. The chowder and the lobster roll alone are reasons to consider relocating to this part of the world. ©2019 KATKAMI/SHUTTERSTOCK

The village's shipbuilding and maritime history dates to the mid-1600s and, before modern ships, Vineyard Haven was one of New England's busiest ports. These days, sailboats have replaced whaling vessels and merchant ships in the harbor's waters. Vineyard Haven played host to the Herreshoff Cup Race in 2022, a friendly tradition that values classic sailboat design. It also holds a summer Vineyard Cup Regatta, which benefits a program to turn young students into sailors.



Another perfect Vineyard sunset, best viewed from Lily Hill's exceptional dock. "It's impossible to get permitting for a new dock today," notes listing agent Elle Lash. "Lagoon Pond is home to the beloved Sailing Camp, calm swimming and paddling waters. And with the easy access to Vineyard Harbor, it's truly a boat lover's paradise." TEA LANE ASSOCIATES

From Hines Point, views of sailboats, the water, the sunrises and sunsets show off the more authentic side of the island, the old Vineyard charm. There are, of course, places on Martha's Vineyard to watch celebrities and go clubbing. Hines Point isn't one of them, and proudly so.

---

[57 Hines Point](#) is represented by [Elle Lash](#) of [Tea Lane Associates](#), a member of [Forbes Global Properties](#)—the invitation-only network of top-tier brokerages worldwide and the exclusive real estate partner of Forbes.