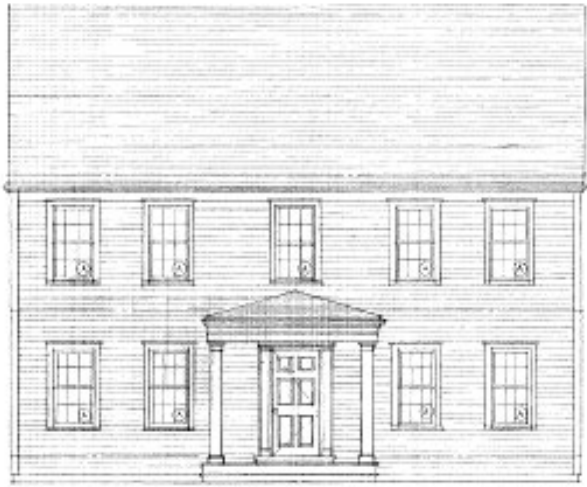


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Enjoy brick sidewalks, picket fences, and classic Nantucket architecture in the Island's up-town village. The construction of our homes reveals classic exteriors with interiors designed for today's lifestyles.



\$1,595,000, new construction.

Five bedrooms, four and a half baths, large gourmet kitchen with island, fireplace, central heat, central air conditioning, full basement and finished third floor.

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Continued from previous page

of Nantucket, Mass. from Virginia Bretschneider of Nantucket, Mass. for \$1. The property's assessed value is unavailable. The land bank exemption is C.

19. A vacant lot, Lot 17, on a portion of .42 of an acre on Rose Bud Lane sold to Lots 12, 14, 17 Holdgate Realty Trust of Nantucket, Mass. from Donald W. and Gertrude M. Holdgate of Nantucket, Mass. for \$1. The property's assessed value is unavailable. The land bank exemption is D.

20. A vacant lot, Lot 14, on a portion of .42 of an acre on Rose Bud Lane sold to Lots 12, 14, 17 Holdgate Realty Trust of Nantucket, Mass. from Donald W. and Gertrude M. Holdgate of Nantucket, Mass. for \$1. The property's assessed value is unavailable. The land bank exemption is D.

21. A vacant lot, Lot 13, on a portion of .45 of an acre on Rose Bud Lane sold to Lots 13, 16, 18 Holdgate Realty Trust of Nantucket, Mass. from Donald W. and Gertrude M. Holdgate of Nantucket, Mass. for \$1. The property's assessed value is unavailable. The land bank exemption is D.

22. A vacant lot, Lot 12, on a portion of .45 of an acre on Hinsdale Lane sold to Lots 12, 14, 17 Holdgate Realty Trust of Nantucket, Mass. from Donald W. and Gertrude M. Holdgate of Nantucket, Mass. for \$1. The property's assessed value is unavailable. The land bank exemption is D.

23. Vacant land, Lots 7, 8A, 8B, 10 and 13 off Phillips Run Road sold to the Phillips Run Road Homeowners Association Trust of New Milford, Conn. from Stephenie Coffin Andrew and Ted M. Andrew of New Milford, Conn. for \$1. The properties' assessed value is unavailable. The land bank exemption is C.

24. Vacant land, Lots 8C, 11, 12, 14 and 15 off Phillips Run Road sold to the Phillips Run Road Homeowners Association Trust of New Milford, Conn. from Stephenie Coffin Andrew, Ted M. Andrew and Arthur C. Weinshank of New Milford, Conn. for \$1. The properties' assessed value is unavailable. The land bank exemptions are C and D.

The Nantucket Islands Land Bank gained \$1,005,098 in transfer tax fees for the week ending Dec. 29. For 2007, the Land Bank gained an estimated total of \$16,488,254.91 in transfer fees. For 2008, the Land Bank gained an estimated total of \$340,980 in transfer fees. Land bank income is

derived mostly from the collection of a two-percent transfer tax on real estate transactions, subject to certain exemptions. The land bank acquires, holds, and manages land for open space and recreation on Nantucket. Other revenue sources include investments, private contributions, leasing of the Lily Pond Cottage at 15 North Liberty St., and properties at 2 Massasoit Bridge Road, 159 Hummock Pond Road, and 22 Broad St.

NOTES ON EXEMPTIONS

Many of the property transfers recorded with the Land Bank are exempt from the two percent transfer fee using one of 13 exemptions allowed by the Land Bank Act as follows: A: transfer to government entity. B: transfer which, without additional consideration, confirms, corrects, modifies, or supplements a previously made transfer. C: transfer made as a gift without consideration. D: certain transfers to and from a trust. E: transfer via death or bankruptcy. F: transfer made in partition of land and improvements. G: transfer to charitable organizations. H: transfer to a mortgagee in foreclosure of the mortgage. I: certain transfers made to or within a corporation or partnership. J: certain transfers out of a corporation or partnership. K: transfer due to divorce. L: transfer of property that is partially personal property and partially real property. M: certain first-time property buyers (applies to the first \$400,000). The above explanations are abbreviated because the language explaining these exemptions is too lengthy to print in this section every week. If you're curious about a certain exemption, go to the Nantucket Islands Land Bank Web site for complete information on the exemptions and the land bank's governing bylaws: <http://www.nantucket-landbank.org>. Or visit the office at 22 Broad St. ■

PROPERTY PROFILE

Continued from page 1

doors lead to a large deck in the rear of house. The obligatory outdoor shower is tucked in one corner. Built on two levels, the deck, which has total privacy, holds wonderful promise for all sorts of activity on summer days and evenings. The laundry room with a large sink and a powder room complete the first floor.

Upstairs, with its own fireplace, a private deck and an ocean view, the master bedroom beckons. The suite is completed by a large walk-in closet/dressing room with lots of built-ins, including a great "island" dresser, and a bath with a stall shower, Jacuzzi tub and an unusual, glass-fronted, built-in cabinet.

In addition there is a guest bedroom and bath on the second floor. Another room could be an additional bedroom, an

office or, combined with the third floor bedroom and bath to which the stairs lead from this room, an "in-law" suite. The view from the third floor bedroom spans a good length of the South Shore.

The main house has a complete, unfinished basement, with access from both the kitchen and via an outside stairway. There is also some attic storage.

The cottage has a great open living space on the first floor but because the

sitting area is actually separated from the kitchen, the design makes it seem very cozy. The upstairs bedroom, with bath and laundry, is spacious and well lit by natural light. The cottage also has decks both downstairs and upstairs.

This wonderfully inviting property with up to five bedrooms and with 4 and 1/2 baths, and available with or without the furnishings, is listed for \$2,199,000. ■