



A quartet of elegant, turnkey homes in the heart of historic Nantucket, MA



(RE)INTRODUCING THE
QUINTESSENTIAL
HIDEAWAY

NEIGHBORHOOD



**RESIDENT
CONVENIENCES**

Off-street parking

*One block from pet-friendly
harbor shoreline*

*Four blocks from historic
Main Street*

*Less than one mile from Straight
Wharf / Nantucket Ferry*

Quietly tucked away off one of the island's most prominent streets, these gas lamp-lit preservationist homes are surrounded by history, world-class amenities and simple charm. The four well-appointed residences composing Union Lights reimagine Nantucket's Quaker inspired architecture, but carry the elegance of Blue Flag Development's relaxed but luxurious design signature.

For those looking to pair seaside living with the island's elegant social vibe, you'll find this retreat a quick stroll away from the gentle surf of Francis Street Beach and only three blocks away from four-star dining. An idyllic retreat; a convenient downtown address; a beachside getaway? We'll let you decide.



*Less than a 90-minute flight from
Boston, New York, Philadelphia
and Washington, DC*

80+ miles of beautiful beaches

*World-class surfing,
sailing and fishing*

26 top-rated Zagat restaurants

*Home to three museums and
dozens of carefully curated
galleries*

*Over 50 percent of the island's
developable land is under
permanent conservation protection*

BE A PART OF THE ISLAND'S NEXT **RENAISSANCE**

No eastern seaboard island has inspired the imaginations of poets, historians and artists more than Nantucket. The economic and cultural ascent of this "Faraway Isle" was built by whaling and shipping industries that kept America's lanterns lit for nearly three centuries. This tiny elbow of sand, just 30 miles off the coast of Massachusetts, has given birth to generations of inventors, entrepreneurs and sea-lovers for over four centuries and continues to do so today.

While its days as a port are part of the island's storied past, the "Grey Lady's" taste for reinvention is why her 80-mile shoreline continues to draw A-listers from all over the world (but we didn't tell you that). Beyond remaining a centuries-old seasonal colony, the island's shoulder months make it a magnet for world-class wine, film and holiday festivals. For over half a millennia, Nantucket has remained a haven of discovery, with Union Lights well-suited for this historic landmark's next generation of islanders.





BUILT FOR THE FUTURE.

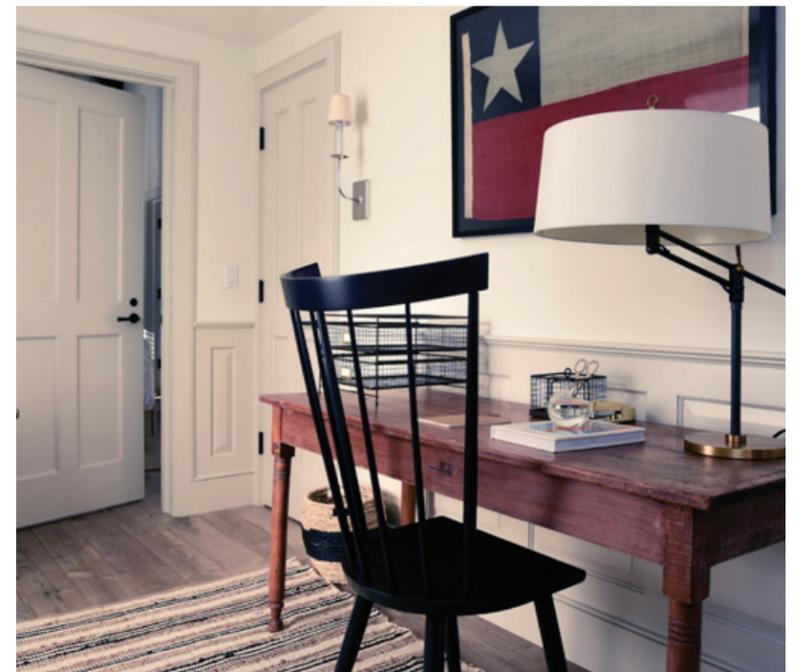
INSPIRED

BY THE PAST

SOURCE: NANTUCKET HISTORICAL ASSOCIATION

In a place this rich in history and architectural influence, inspiration is found beneath every cobblestone. Yet our effort with Union Lights was designed to take a step beyond mere aesthetic emulation. A chance discovery of images capturing 42 Union Street's original facade and streetscape inspired a full recreation of the property's residential integrity. These were homes built to welcome the summer sun but seal in islanders from ocean winds and chillier winters. Residents valued function over form, and in doing so, birthed an iconic form of architecture.

Upholding Nantucket's heritage was a guiding light for our team, right down to each home's beckoning gaslight — a gentle hat tip to the island's founding industry.



AUTHENTICITY

THAT CAN BE FELT

The challenge of balancing restoration with a refreshment of Nantucket's well-defined architecture was a privilege Blue Flag welcomed with open arms. Each of Union Lights' four properties were inspired by the island's seaside beauty and maritime ideals of balance and dignity. The homes' exteriors reflect

Nantucket's classic Quaker and Victorian architecture, but beyond each doorstep, one finds back-to-basics design matched with luxurious modern touches. The vision for this foursome was simple: Restore 42 Union Street as a fabled corner property - with each home no bigger than necessary, but more welcoming than ever.

13 FAYETTE STREET

New Ground-Up Construction

New England colonial meets modern seaside drafting room

42 UNION STREET

New Ground-Up Construction

Traditional Nantucket matched with a dash of modern whimsy

11 FAYETTE STREET

Historic Reconstruction

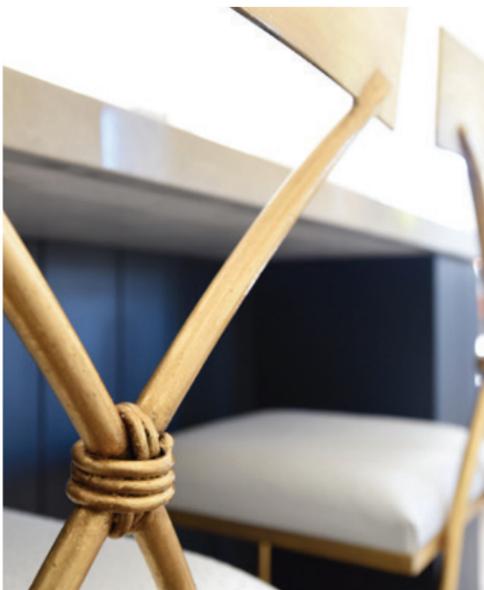
Pre-industrial cottage reintroduced as a modern workshop

42 1/2 UNION STREET

Historic Rehabilitation

19th-century Victorian paired with sleek, organic touches





DESIGN FEATURES

Fully-furnished with modern furnishings and treasured antiques

Beautifully outfitted master baths

Large dining and custom kitchen spaces

Reclaimed wood, custom millwork, antique brasses, bronze and nickel fixtures and finishes

Fully landscaped with bluestone patios and privacy fencing

A FABLED
AESTHETIC
FIT FOR THE MODERN ERA

Despite generations of change, the wisdom of Nantucket's design sensibility finds new life with Union Lights.

These fully-furnished turnkey properties reflect a careful curation of contemporary pieces matched with treasured antiques and bespoke

originals. The formal and informal touches that characterize transitional design make Union Lights thoughtfully outfitted for family meals, entertaining friends or a quiet writer's retreat — all you need are the keys and a bathing suit.



TURNKEY

BUT NEVER SHORT ON COVETED LUXURIES

ELEMENTS



Union Lights is both a property and a collection. While our family of craftsmen stretches across the globe, regional vendors and local artisans have helped make these homes quintessentially Nantucket. The relationships we've developed with award-winning brands and master craftsmen are a reflection of our team's passion for making every detail of a home picture-perfect.

FEATURED DESIGN ELEMENTS

Imported Ann Sacks® stones, tile and marble

Custom-made cabinetry, vanities and built-ins

Stainless-steel Wolf®, Subzero® and Jenn-Air® appliances

Marble and Caesarstone® quartz countertops

French Oak and wide-plank hardwoods

Integrated in-ceiling speakers and Sonos® distributed audio

Wall-hung, slim profile televisions

ENERGY-SAVING FEATURES

Energy-efficient insulation on all exterior wall cavities

Batt® insulation between floors provides sound attenuation and energy efficiency

Low voltage 4" recessed lighting and dimmers throughout

Nest® thermostats

Low-voltage landscape lighting

Seller reserves the right to change specifications or substitute products.

APRÈS SURF

MEETS CITY SENSIBILITY

Blue Flag Development (BFD) is a Boston-based real estate development firm specializing in exclusive vacation markets, chic urban enclaves and well-established heritage communities. Grounded in a family history stretching back three generations, our partnership was formed out of a sincere desire to satisfy modern travelers, busy weekenders and city sophisticates with intriguing design and ready-to-entertain spaces. Union Lights harnesses the love and respect we have for

Nantucket's people and places, and we hope, is felt in every detail of the project.

We view every project as an invitation. We seek to contribute to the communities we're a part of through tasteful, preservationist design. After many summers and crisp winters sitting beachside on this faraway isle, our hope is that every Blue Flag property welcomes newcomers and well-established islanders alike, so that the next century of Nantucket's history is as inviting as its past.



Terry Sanford



Brad Guidi



Tyler Hardy



**"I NEED THE SEA
BECAUSE
IT TEACHES ME."**

—PABLO NERUDA



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