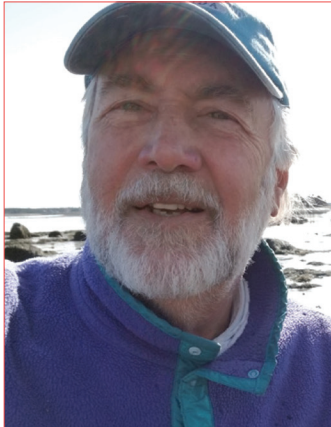


# CRANBERRY ISLES REALTY TRUST



**When current construction and renovation projects on Islesford are complete in the coming months, CIRT will have doubled our number of year-round rentals in less than three years. Half the homes will be on Islesford and half on Great Cranberry Island.**

## Dear Island Friends,

Islesford and Great Cranberry are two of only 15 islands left in Maine with a year-round population. It's clear, however, that the people of our islands are determined that the way of life here, our shared 250-year heritage, will be preserved for many future generations. I am thankful the year-round community that my mother and my Stanley ancestors grew up in will long continue.

Many individuals and families on both islands have supported this mission by giving generously to CIRT's Welcome Home! capital campaign to help finance development of six additional year-round rental homes -- two on Great Cranberry and four nearing completion on Islesford. Sixty families so far have pledged and donated more than \$1.1 million to the campaign to date, and we have faith that others will step up and help us reach our \$1.4 million fundraising goal.

We deeply appreciate these capital campaign contributions, but as you might imagine, the continual upkeep and operation of our rental homes is increasingly expensive, which is why we run an annual funding appeal toward the end of each year. Our operating costs include minor repairs, insurance, replacing appliances, property management and bookkeeping, and the major repairs that crop up now and then. Recently we've had to replace two furnaces, repair a roof, and pay increased insurance premiums, to name just a few big outlays. We can't raise our rents enough to cover all these operating costs, or our families could not afford to live on the islands.

The funds we get from our annual appeal cover these ongoing expenses and repairs. This year we seek to raise at least \$30,000 so we can meet our operating budget and keep our rents affordable. We greatly appreciate and need the annual donations you send, year-in and year-out, of \$50, \$100, \$500, \$1,000, \$5,000 or more. The 10 families living in our year-round rental homes greatly appreciate your support too.

You should know that all your efforts are really working. Thanks to generous individual actions and support for CIRT, 25-30% of the year-round island community now live in CIRT housing. That's a lot to be thankful for as we keep working together to sustain and build year-round housing and protect our precious island heritage.



Thank you in advance for whatever you feel you can give this year, and best wishes for a happy holiday season!

Sincerely yours,



Ken Schmidt  
CIRT President  
The Lane  
Great Cranberry Island

## CIRT BOARD OF DIRECTORS 2025

Please feel free to contact any of us if there is something you'd like to discuss.

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**CRANBERRY ISLES  
REALTY TRUST**

# New renters from an old GCI family

By Janet Hook

Justin Bunker is one of the latest tenants to settle into a CIRT home on Great Cranberry Island, but he is no newcomer to the community.

Justin comes from a family that has been part of Great Cranberry life for

generations. He grew up here, and still has many family members on the island.

He has now settled in on Komusin Lane with his wife Jessica and their young sons Ezra, who is 10, and Elijah, who is 3. Ezra is attending

the Cranberry Isles School -- the same school that Justin attended as a child.

"I'm genuinely excited for him to grow up here and attend the same school that shaped my own childhood," Justin says. "It's important for me that he experiences the same supportive community and strong educational foundation that I did." Elijah is also expected to attend the local school when he is old enough.

Justin is a lobsterman working with Roy Hadlock out of Little Cranberry Island. He also does maintenance and service work for the Northeast Harbor Fleet. Jessica is a barista at Aroma Joe's, a coffee shop in Ellsworth.

Justin would like to volunteer at the fire department, as his father did. Jessica is keen to contribute through cleaning, childcare and participating in the Ladies' Aid.

"I appreciate the close connections that come with island living and look forward to contributing to and being part of this unique environment year-round," Justin says.



Justin Bunker, with his wife Jessica and sons Ezra and Elijah, have moved into a 3-bedroom house on Komusin Lane on Great Cranberry Island.  
PHOTO BY THE BUNKER FAMILY

## Ways of giving



This QR code will take you to our website. Ways to donate to CIRT are outlined there:  
[cranberryislesrealtytrust.org/donate](https://cranberryislesrealtytrust.org/donate)

## OTHER WAYS TO SUPPORT CIRT:

- Mailing us a check, or wiring us funds
- Gifts of stock, or via donor advised funds (contact Jim Kehoe for instructions)
- Gifts of land or homes
- Volunteer to serve on a future CIRT tenant selection committee





CIRT is renovating a tiny studio on Maple Ave., long used for summer visitors, and is turning it into a one-bedroom home for year-round use. PHOTOS BY JERI SPURLING

## Celebrating the return of Islesford homes to year-round occupancy

*By Jeri Spurling*

The opportunity to develop four Islesford homes this year by Cranberry Isles Realty Trust, all to be occupied by year-round renters, is an important occasion for the whole community: it marks the return of historic island properties to year-round residency after years of summer use.

The homes are on Maple Avenue and Cross Road on property sold to CIRT in 2024 by Peyton and Elaine Eggleston, summer residents from Maryland who were committed to seeing their properties put to year-round use. That is how the homes were first used when built many years ago.

The blue house on Maple Avenue was built by its owner, Morris Phillips, in the 1960s. He moved his family to Islesford year-round after spending a few summers on the island in a home they shared with Jean Smith's parents. Morris was very involved in the community, serving in town government and church life at the Islesford

Congregational Church until his death.

His family sold the two-bedroom home to the Egglestons. In a later addition, an old outbuilding owned by neighbor Elmer Hadlock was moved to the property and turned into a tiny studio unit for summer family visitors. Courtney Chaplin fixed up the exterior shell and set it on posts. Then Paul Fernald outfitted and finished the interior with a full bath, tiny kitchen bar, and a Murphy bed.

The Egglestons would stay summer to fall and were active in the community. Peyton was an essential board member of Islesford Neighborhood House and Islesford Boatworks.

The white house on Cross Road was originally built around 1870 for Samuel and Phoebe (Stanley) Fernald. One of their children -- Arthur, known as Garfield -- lived in the home until his death in 1960. The house was then purchased by Peter Bentley, who sold it to Sue Jones (now Sue Hill) in 1979.

Sue, a widow, renovated the kitchen in 1980 and lived year-round in the home with her two sons. Later she married Richard Hill, a summer resident, and they still run the Winter's Work gift shop on the Islesford dock. After the home was sold to the Egglestons, they rented it to summer workers at Boatworks.

CIRT is very grateful that the Egglestons kept their resolve to see the Maple Avenue and the Cross Road properties sold for year-round use. By developing four homes on these two tracts, CIRT has advanced its core mission: Nurturing the island community by expanding the availability of affordable year-round housing.



The 3-bedroom house on Cross Road, originally built around 1870, has been updated and renovated for year round occupancy. PHOTO BY JERI SPURLING



# THANK YOU CIRT DONORS!

We are grateful for the generosity of the following individuals who contributed to our annual appeal over the last year or to the *Welcome Home!* capital campaign.

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& Nathan Rome  
Emily & Ron Axelrod  
Marian Baker  
Letitia Baldwin  
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