



## MAIN HOUSE

Maine classic 3-bedroom/one bath approx. 1100-sqft cottage w/white picket fence and stunning sunset views of

Johnson Bay in the heart of Lubec. Constructed in 1920 by John Trecartin, (same builder who designed the Roosevelt Cottage on nearby Campobello Island)

Two blocks from the local IGA grocery store, bank, and minutes from downtown Lubec.



Compound is on a bald eagle flight path.

## **LIVING ROOM:**

Vented propane indoor fireplace.

Lighting installed in 2023.

Pine wood floors.

## **MUDROOM:**

Views of Johnson's Bay, Maine, screen door/windows, coat rack.

**KITCHEN APPLIANCES:** GE PROFILE French Door Fridge;  
GE PROFILE smart gas range; BIG CHILL microwave.

## **PRIMARY BEDROOM:**

Clear view of Johnson Bay and street view.

## **YELLOW ROOM:**

Clear view of Johnson Bay.

## **BLUE ROOM:**

View of front yard w/white picket fence, small side view of Johnson Bay (depending on the season.)

### **READING NOOK:**

Ultra tiny room with a window and partial view of Johnson Bay. Driftwood bookshelf.

### **BATHROOM:**

Bathtub/shower with new rain shower/handheld shower; triple shower wall organizer for shampoo, conditioner, & bath gel; pedestal sink and medicine cabinet, access to attic.

### **OUTDOORS:**

Bouldered firepit and flower boxes.

### **BASEMENT:**

Samsung 6.0 CF smart dial electric flex washer and 7.5 CF smart dial flex dryer (purchased in 2022).

Furnace (cleaned every year) inspector told us in 2024 that furnace was in good condition and did not need replacing.

Oil tank (purchased in 2018).

Water tank in good condition.

200 Amp electric panel (installed in 2022). Double-utility sink (installed in 2022).

Fireplaces in all three houses were professionally inspected and serviced in 11/24 and are in excellent condition.

Two new outside doors installed in 2018 and 2022. Four new windows installed in 2022.

New picket fence installed in 2022.

Mudroom outside wall replaced in 2018.

New basement staircase installed in 2018.

Solar outdoor landscape lighting installed in 2024