

## PROPERTY ADDENDUM

### THE LODGE ON MOOSE POND BRIDGTON, MAINE

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#### FIRST LEVEL

##### Entrance Foyer (6' x 14')

Tile floor  
Custom fir double entrance doors (9'3" tall) and hardware  
Fir wainscoting  
Fir ceiling  
Custom lighting  
Built-in fir bench

##### Living Area (30' 7" x 21')

Hardwood floors  
Vaulted fir walls and ceiling  
Accent lighting  
Custom chandlers  
Expansive views to lake and mountain  
Stone fireplace (propane) with raised granite hearth, fir mantle  
Built in speakers  
Glass doors to lakeside deck  
Custom fir millwork  
Staircases to upper and lower levels  
Utility closet

##### Kitchen/Dining Area (17' 9" x 29')

Hardwood floors  
Fir ceiling/beams  
Custom accent lighting  
Entertainment bar - L shape (22" x 9' 9" x 22" x 8' 6"), seating for 8, "rainforest" granite counter  
"Rainforest" granite breakfast bar/work island (3' 7" x 10' 10"), seating for 4, stainless steel sink with "Oasis" instant hot water, ample storage below  
Pantry with ample shelving  
Custom fir cabinets  
Built in speakers  
2 Bosch dishwashers  
Fir trimmed paneled Sub-Zero refrigerator  
Double Wolf wall ovens (convection)  
Wolf 4 burner stove (propane) with grill, custom vent hood, water faucet in backsplash  
Sharp microwave drawer  
"Rainforest" granite wet bar (7' 9"), custom fir cabinets, Sub-Zero 2 drawer refrigerator/freezer with ice  
Double glass sliding doors to lakeside deck  
Double glass doors to screened porch

##### Screened Porch (14' 2" x 19' 2")

AZEK floor  
Pine ceiling (10') with ceiling fan and accent lighting  
Red cedar paneled walls  
Door to lakeside deck  
Door to driveway area

##### Service Entrance/Mud Room (3' 9" x 16' 5" + 6' 5" x 10' 6")

Tile floor  
Fir wainscoting  
Built in bench (10'5")  
Service entrance door

##### Half Bath (6' x 5' 4")

"Rainforest" tile floors  
Custom fir vanity with "Rainforest" granite counter

##### Guest Bedroom Suite (12' 7" x 15' 3")

Carpet flooring  
Double closet  
Fir wainscoting  
Glass door access to lakeside deck

##### Guest Bathroom (4' 9" x 11' 7")

Tile floor  
Oversize shower  
Custom fir vanity (6') with granite counter  
Custom lighting  
Medicine cabinet

#### SECOND LEVEL VIA OPEN (7) STAIRCASE WITH LANDING, FIR WAINSCOTING AND ACCENT LIGHTING

##### Hallway (3' 7" x 24' 9")

Carpet flooring  
Fir wainscoting

##### Bedroom (9' 9" x 17' 5" + 4' 4" x 8')

Carpet flooring  
Fir wainscoting  
Closet  
Built in fir bench with drawer storage below  
Lake views

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**Bedroom (9' 9" x 13' 9" + 4' 4" x 7' 9")**

Carpet flooring  
Fir wainscoting  
Closet  
Built-in fir bench with drawer storage below

**Bathroom (5' 4" x 9' 9" + 3' x 4' 9")**

Tile floors  
Granite counter (7' 2") with 2 sinks  
Custom fir vanity  
Tub/shower  
Closet

**Laundry Room (6' x 7' 9")**

Tile flooring  
Electrolux washer and dryer (propane)

**Master Bedroom Suite****Bedroom (14' 4" x 17' 4" + 12' 9" x 3')**

Carpet flooring  
Fir wainscoting  
Built in fir bench with drawer storage below (7' 9")  
Walk in closet (6' 6" x 5' 4")  
Lake views

**Bathroom (5' 4" x 9' 9" + 2' 5" x 3')**

Tile floors  
Built in shelving  
Custom fir vanity (6' 7"), granite counter with 2 sinks  
Custom oversized tile shower (4' 4" x 5' 9"), multiple shower heads, seating and built in shelves

**LOWER LEVEL VIA PARTIAL OPEN  
STAIRCASE (7' 2"), FIR  
WALLS/WAINSCOTING****Family/Entertainment/ "Kitchen" (20' 8" x 27' +  
10' 6" x 19' plus 4' x 6')**

Carpet and tile flooring  
Fir wainscoting/seating  
Stone fireplace (propane) with raised granite hearth and fir mantel  
Wall mounted (39") VIZIO HD TV  
Double glass doors to lake  
Expansive lake views  
Recess lighting

"Rainforest" granite counter (6' 7")

Stainless steel sink  
Custom fir cabinets  
Sharp microwave drawer  
Fisher & Paykel dishwasher  
Fisher & Paykel stainless steel refrigerator  
Breakfast bar (11' 4") with seating for 5

**Storage Room/Pantry (4' 6" x 3' 3" +  
6' 4" x 9' 9")**

Tile flooring  
Storage Closet

**Bathroom (6' x 13' 4")**

Tile floor  
Fir vanity with granite counter  
Tub/shower

**Laundry Room (5' 2" x 6')**

Tile flooring  
Electrolux washer and dryer (propane)

**Bedroom/Office (16' 6" x 12' 9")**

Carpet flooring  
Built-in shelving  
Lake views

**"Bunk Room" (9' x 10' 7")**

Carpet flooring  
4 Built-in custom bunk beds with ladder

**Lower Service/Mud Room (5' 3" x 14' 9" +  
3' 2" x 3' 8")**

Tile flooring  
Door to lower lakeside garage

**Furnace Room (8' 7" x 16')**

Carpet floor

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#### SYSTEMS/UTILITIES

Heat: forced hot water, radiant for tile surfaces and hydro-air (Viessmann, propane), new June 2018  
Hot water: Rinnai (propane) instant hot water  
Electrical service 200 AMPs  
Drilled well  
Septic system  
Security system  
Internet/TV via both Direct TV and cable  
Generator (propane) Kohler 15 KW, Kohler transfer switch  
Central AC, 2 York Units

#### GARAGES

##### **Upper Garage (attached via breezeway) (31' x 27') first level**

2 oversized doors with electric openers (8' 6" x 9' 7")  
11' Ceiling  
Second Level (30' x 27')  
Unfinished, provides ample storage or future living space/expansion  
Vaulted ceiling (10' 8")  
Lake views

##### **Lower Garage (29' 9" x 26' 4")**

2 doors with electric openers  
Exterior door  
Heated Rinnai: forced hot air (propane)  
Storage room/connecting hallway (8' 3" x 10' 3")  
Lower garage provides ample and convenient storage for boats/accessories/snowmobiles/etc.

#### OTHER PROPERTY FEATURES

Covered Entrance Portico (16' 6" x 20') with vaulted ceiling (15' 8") and custom chandelier  
Covered Entrance Porch (7' 9" x 19') with granite entrance steps and landing (10' 6" wide)  
Covered Breezeway Connecting House and Garage (9' x 10' 6")  
Lakeside Deck (17' 8" x 15' 8" plus 7' 9" x 25' 6" + 7' 9" x 17' 4")  
Doors to living room, kitchen/dining area, screen porch and guest suite  
2 sets of stairs to lake  
Lake Dock (4' x 10' + 6' x 32' + 12' x 16' + 4' x 21' + 4' x 40')  
Bench seating  
Swim ladder and steps  
Swim Float (8' x 10')  
Fire Pit



**PROPERTY ADDENDUM**  
**THE LODGE ON MOOSE POND**  
**BRIDGTON, MAINE**

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**COVENANTS/RESTRICTIONS/  
EASEMENTS**

Of record  
See deed, survey, declarations of restrictions and  
covenants  
Road association fee is \$1,200± per year

**LEGAL FROM CUMBERLAND COUNTY  
REGISTRY OF DEEDS**

Book 28,402, Page 101 (deed)  
Book 14,237, Page 9 (declaration of restrictions and  
covenants)  
Plan Book 165, Page 11 (survey)

**INFORMATION FROM THE TOWN OF  
CUMBERLAND**

Tax Map 8, Lot 2-4  
Acreage: 2.6± acres  
Waterfrontage: 290± feet (Moose Pond)  
Taxes: \$12,359 (2017-2018)

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*All measurements are approximate.*

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**EXCLUSIVELY LISTED WITH LANDVEST**

**\$2,250,000**

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