

PROPERTY ADDENDUM

17 & 31 TREASURE POINT ROAD
SOUTH BRISTOL, MAINE

MAIN HOUSE (seasonal)

First Level

Entrance Foyer: (19' x 14'3")

Wood floors
Wood walls and ceiling with exposed beams
Custom lighting fixture
Curved staircase to second level

Small Sitting Room: (4'5" x 5'4")

Wood floors and ceiling

Half Bath: (4'5" x 5'3")

Linoleum Floor
Wood walls and ceiling
Pedestal sink

Great Room: (20' x 35' plus 3'5" x 14'9")

Wood floors
Wood walls and ceiling with exposed beams
Vaulted ceiling (19')
Massive stone fireplace with 7'9" opening,
stone hearth and surround
Expansive wall of windows/glass doors
providing ocean views
Two sets of glass doors to oceanside deck
Double glass doors to covered oceanside
porch
Numerous built in bookshelves
Storage closet

Formal Dining Room: (17'6" x 18'9")

Wood floors
Wood walls and ceiling with exposed beams
Brick fireplace with stone hearth
Built in display shelves with storage below
Three sets of double glass doors opening to
oceanside grass terrace
Custom wall sconces

Hallway: (3'7" x 9'4")

Wood floors
Wood wall and ceilings with exposed beams
Built in storage cabinets
Walk in closet (4'9" x 7')
Utility closet - (3'5" x 4'8")

Butler's Pantry: (8' x 15'7")

Wood floors
Wood walls and ceiling
Glass front cabinets
Ample wood countertop workspace with
storage below
S/S sink
Danby refrigerator
GE Dishwasher

Kitchen: (15'2" x 14'2")

Wood floors
Wood walls and ceiling
Glass front cabinets
Ample wood countertop workspace with
storage below
Cast iron sink
Hanging pot/pan rack
Maytag refrigerator
GE 4 burner (propane) stove and oven
Glenwood 4 burner (propane) stove and oven
Door to service porch

Breakfast Room: (9'4" x 12'3")

Wood floors
Wood walls and ceiling
Glass front cabinets with storage below
Sharp microwave
Frigidaire freezer
Door to service porch

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Sleeping Wing:

Hallway: (4' x 13'6")

Wood floors
Wood walls and ceiling
Storage closet
Large double linen closet

Bedroom: (14'8" x 16'6")

Wood floors, walls and ceiling
Walk in closet: (4'3" x 5'9")
Glass door to oceanside covered porch
Ocean views
Access to shared bath

Shared Bathroom: (7'7" x 8'3")

Wood floors
Painted wood walls and ceiling
Tub with shower
Storage closet
Pedestal sink

Bedroom: (14'6" x 16'5" plus 4' x 5'6")

Wood floors
Wood walls and ceiling
Stone fireplace with stone hearth
Walk in closet (3'5" x 3'8")
Access to shared bath
Views of swimming pool area

Separate Guest Suite (connected by covered service porch)

Living/Sitting Room: (12'8" x 10'7")

Wood floors
Wood walls and ceilings
Closet

Bedroom: (11'7" x 11'9")

Wood floors, walls and ceiling
Closet
Door to covered porch

Bathroom: (4'8" x 7'9")

Vinyl floor
Wood walls and ceiling
Shower stall

Second Level (via curved staircase)

Hallway with balcony: (3'6" x 15'5")

Wood floors
Wood walls and ceiling
Overlooks Great Room

Master Bedroom Suite

Bedroom: (19'4" x 16'6")

Wood floors
Wood walls and ceiling
Brick fireplace with tile surround and hearth
Expansive ocean views
Closet

Sitting/Changing Room: (7' x 14'2")

Wood floors
Wood walls and ceiling
3 double closets and a storage cabinet
Pull down access to attic

Bathroom: (9'4" x 9'6")

Wood floors
Painted wood walls and ceiling
Large English tub and shower
Pedestal sink
Storage closet

Systems/Utilities:

Heat- Forced hot air (propane)
Hot water- electric
Drilled well and cistern
Septic system
Security system
Internet/TV via cable
Generator

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Additional Main House Features

Covered Entrance Porch: (8' x 22') with stone floor surface

Covered Service Porch: (6' x 11'2" plus 5' x 13'8") with doors to kitchen, breakfast room, guest suite living room, and guest suite bedroom. Double cast iron wash sink

Oceanside Open Deck: (16' x 37') with access to Great Room

Covered Oceanside Porch: (11' x 19'2") with access to Great Room and Bedroom

Oceanside Circular Grass Terrace with access to Dining Room

Swimming Pool Area

Gunite kidney shaped saltwater pool: 42' long
Stone edging
Expansive perimeter wood decking

Pool House (12'3" x 12'3") with 4 changing rooms

Tennis Court - hard surface with viewing deck and drinking fountain

Guest House (year-round)

Entrance Foyer: (5'9" x 8'5")

Slate floor
Double closet
Wood ceiling

Living Room and Dining Room: (19'4" x 22')

Carpeted floor
Brick fireplace with raised slate hearth
Storage below hearth

Vaulted wood ceiling with exposed beams
Channeled windows
Built-in book/display shelves
3 sets of glass sliding doors leading to ocean-side deck
Pass through to kitchen

Kitchen: (12' x 13'6" plus 2'3" x 7'8")

Vinyl floor
Wood cabinets
Formica counters
Double S/S sink
Vaulted wood ceiling with skylight
GE refrigerator
Hardwick 4 burner stove and oven (propane)
GE dishwasher
Pantry/closet

Hallway: (3' x 16'9")

Carpeted floor
Double linen closet
Pull down stairs to attic

Master Bedroom: (13'7" x 18'5")

Carpeted floor
Double closet
Vaulted wood ceiling with exposed wood beam
Ocean views

Master Bathroom: (5'9" x 8')

Vinyl floor
Wood cabinet with composite counter and sink
Tub/shower with tile surround

Bedroom: (10'3" x 10')

Carpeted floor
Double closet
Wood ceiling with exposed beams and skylight

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Bathroom: (4'9" x 8' plus 2' x 3')

Vinyl floor
Wood cabinet with composite counter and sink
Tub/shower
Wood ceiling with skylight

Bedroom: (11'3" x 13'7" plus 2'3" x 3')

Carpeted floor
Double closet
Wood ceiling with exposed beams

Laundry Room: (6' x 10'3")

Vinyl floor
Wood ceiling with skylight
Built in shelving
GE washer and dryer
Utility wash sink

Systems/Utilities

Heat- forced hot water (Pure Pro, propane)
Hot water- electric
Cistern for water
Septic system
Internet/TV via cable

Additional Guest House Features

Covered Entrance Porch: (2'9 x 5'7")
Oceanside Deck: (7'9" x 18'3" plus 10'3" x 31') with built in perimeter seating

Other Property Features

2 Bay Carriage House: (19'7" x 21'8") with attached storage shed (4'3" x 5'8")

Wood Shed: (9'5" x 11'4")

Workshop: (11'3" x 11'4")

Equipment Building: (22' x 23')

2 bay provides ample storage

Cistern at Main House: (22' x 23')

Provides water for gardens and backup to drilled well

Cistern at Guest House: (23'x 24')

Pump House: (4'4" x 5'3")

Flagpole

Long gated driveway

Well landscaped grounds and perennial gardens

Mature hardwood trees

Stonewalls

Numerous sitting areas overlooking

John's Bay

Private cove with sand beach

Marine Railway (9' x 46')

In place for float (for future dock) storage on Poorhouse Cove

Deep Water Dock:

Possibility of a deep-water dock and mooring for boating needs, dock permit in process



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Covenants/Easements/Restrictions

Of record, see the deed and survey. Accessed by a private right of way. Road maintenance \$1,000± per year

Information from the Lincoln County

Registry of Deeds

Book 4602 Page 69 (deed)
Plan Book 43 Page 75 (survey)

Information from the Town of South Bristol

Tax Map: 22 Lot 38

Acreage: 12.29 acres

Waterfrontage: 1,500± feet on Johns Bay/Atlantic Ocean and 500± feet on Poorhouse Cove

Taxes: \$11,462 (2019)

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EXCLUSIVELY LISTED WITH LANDVEST

\$3,350,000

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