

Main House

First Level:

Entrance Foyer (6'6" x 10'5")

Tile floor

Utility closet (3'3" x 7') tile floor

Open to second floor balcony/hallway

Living Room (20'4" x 24'9")

Hardwood floor

Sweeping ocean views

"Waterford" wood stove with tile floor/hearth

Glass door to south ocean side deck

Sliding glass door to north ocean side deck

Accent lighting

Staircase to second level

Kitchen (9'2" x 14'8")

Tile floor

Custom cabinets with granite counter and tile backsplash

Double S/S sinks

Built-in bookshelves

Built-in knife rack

Ocean views

Electric convection oven/range

Bosch refrigerator

Whirlpool dishwasher

Broan trash compactor

GE microwave

Hallway (off living room- 3'2" x 9'3")

Hardwood floors

Master Bedroom Suite**Bedroom** (13'8" x 15'3")

Carpet floor
Ocean views
Accent lighting
Ceiling fan
Glass door to screen porch

Walk-in Closet (6' x 9'3")

Carpet floor
Custom built-in shelf/drawer/hanging storage

Bathroom (8'9" x 9'3")

Tile floor and walls
Wooden cabinets with Corian counter
Shower
Deep soaking tub
Built-in storage cabinets

Hallway (off foyer- 3'4" x 16'8")

Tile floor
Glass door to entrance deck
Wood walls

Family Room (12' x 15')

Wood floors
Wood walls
Brick fireplace (wood) and hearth
Built-in book/display shelves
Storage closet
Sliding glass door to western open deck

Bathroom (5' x 3'9" plus 2'8" x 7'7")

Wood floor
Beaded board wainscoting
Custom fir cabinetry
Shower
Large storage closet

Laundry Room (5'5" x 7'3")

Tile floor
Deep S/S wash sink
Built-in cabinets
GE washer and dryer
Coat closet
Two utility closets

Second Level:

Hallway/Balcony (3'3" x 31'6" plus 3' x 6'5")

Hardwood floors
Custom beaded board "daybed area"
Two ceiling fans
Three skylights
Accent lighting
Linen closet

Bedroom (12'2" x 15')

Wood floor
Transom light over door
Double closet with storage above
Built-in display shelves
Ocean views

Bathroom (9' x 8'9")

Tile floor
Half tile walls
Custom double vanity with 2 sinks
Tub/shower

Bedroom (12'2" x 12'6")

Wood floor
Built-in display shelves
Ocean views
Pull down attic access
Double closet with storage above
Transom light over door

Office (6' x 9'2")

Carpet floor
Built-in storage cabinets
Built-in book/display shelves
Skylight with ocean views

Office (or possible bedroom -13'7" x 15')

Carpet floor
Vaulted ceiling
Built-in book/display shelves
Built-in speakers
Ocean views
Skylight

"The Lighthouse"

First Level:

Dining Room (15'8" x 16')

Tile floor
Ocean view
Accent lighting
17'2" ceiling with fan
Custom metal and wood fabricated staircase to upper levels
Glass door to south ocean side deck
Glass door to landing and stairs to lawn
Built-in speaker

Second Level:

Sitting/Observation Room (15'8 x 15'9")

Wood floor
Windows on all sides provide sweeping and elevated views of the ocean and grounds
Drop ladder to third level

Third Level:

Sitting/Observation Room (11'4" x 11'4")

Wood floor

Windows on all sides

Glass door to perimeter walkway with stainless steel railing

Other Main House Features

South Ocean Side Deck (13' x 12')

Wide staircase and walkway to grounds and ocean

North Ocean Side Deck (8'3" x 11')

Screen Porch (11'2" x 11'6")

Beaded board ceiling with skylight

Accent lighting

Doors to master bedroom and west open deck

Entrance Deck (6'7" x 17')

West Open Deck (26' x 20' plus 8' x 13'8" plus 6' x 8'8")

Large outdoor shower

Hot Spring spa/hot tub

Utilities/Systems

Heat: forced hot water, oil-fired furnace (Slant/Fin) with one 275 gallon tank

Hot Water: off heating system with a BoilerMate booster tank

Electric: 200 AMPs

Water: drilled well and summer water

Septic System

Security System

TV/Internet: via cable

Generator: propane fired (Briggs and Stratton) powers just the main house

Lightning Rod System

Sound system

Carriage House:

First Level:

Garage/Workshop (21'2" x 21'5" plus 4'4" x 9'3")

Two bays with electric door openers
Staircase to second level with storage below

Second Level:

Guest Suite (with private entrance)

Living/Bedroom (17'4" x 21'3" plus 3'9" x 4'9")

Wood walls and wood floors
Vaulted 13'4" ceilings with custom lighting
Walk-in closet (5'2" x 5'9")
Walk-in closet (4'3" x 5'9")
Walk-in closet (4'5" x 5'9")

Bathroom (5'9" x 7'5" plus 3' x 3'8")

Wood floors
Beaded board walls
Wood vanity with granite counter
Shower
Storage cabinets

Utilities/Systems

Heat: forced hot air (Rinnai)
Hot water: electric

Garage/Artisan Studio:

First Level:

Garage (16'9" x 21'5")

Built-in cabinets with deep wash sink
One bay with electric opener
Frigidaire refrigerator
"Ships ladder" to second level

OCEAN POINT EAST BOOTHBAY, MAINE

Second Level:

Artist Studio (11'7" x 16'4" plus 2'6" x 8'7" plus 2'6" x 8'7")

Wood floor

Other Property Features

Beautifully landscaped grounds with mature plantings with accent lighting

Exposed granite ledge and rock gardens

Stone walls

Grass lawns

Sweeping ocean views

Covenants/Easements/Restrictions

Of record, see the deeds and survey. Certain rights of ways in place on Cunner Rock Road to abutting landowners.

Information from the Lincoln County Registry of Deeds

Book 4220 Page 80 (deed for 53 Cunner Rock Road)

Book 4605 Page 253 (deed for the 3.12 acres of vacant land/road)

Plan Book 26 Page 76 (Lemuel L. Brown survey-partial as it shows abutting property)

Information from the Town of Boothbay

Tax Map U02 Lot 8 (3.5± acres)

Tax Map U02 Lot 6-A (3.12± acres)

Taxes: \$ \$13,040 (Lot 8) and \$1,490 (Lot 6-A) Total taxes for both parcels- \$14,530 (2020)

Information from Lemuel L. Brown Survey (dated 11/22/78)

Acreage: 4.4± acres

Waterfrontage: 211 feet (tie-line) on the Atlantic Ocean

All measurements are approximate.

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