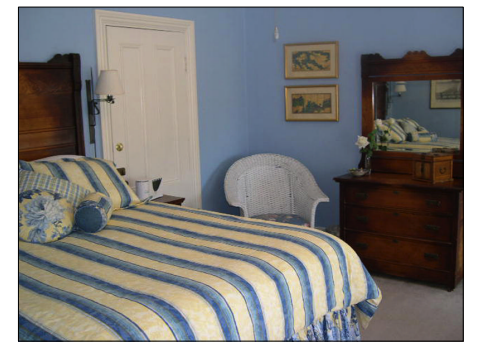


# inn at southwest main street, southwest harbor

MAINE'S PREMIER  
**LODGING**  
BROKERAGE



The Inn at Southwest, built in 1884, is a gorgeous Empire-era Victorian that has been beautifully renovated over the years. It is one of the most photographed inns on Mount Desert Island, and one of the oldest lodging establishments in town that has hosted guests since the 1920s. The inn has 7 guest rooms, all with private baths, king or queen beds, some with gas fireplaces/stoves, spacious with comfortable furnishings and soothing colors.

Situated in the heart of the village, it is a great location to stroll to dinner, the lobster pier, the marina, the shops, the library or even around to the Manset shore to take in the view of the mountain range of Acadia. The town of Southwest Harbor is thought to be a historically romantic icon of seafaring coastal life. It is ranked as one of the top ten commercial fishing harbors in the state of Maine. Some of the world's most spectacular sailboats and yachts are built by more than ten boat builders on the island. The small but vibrant town has the perfect mix of harbor life, history, Maine crafts, local artists, shopping and restaurants to fulfill a tourist's needs. Southwest Harbor is a wonderful home base for exploration of the island.

Year built: 1884      Square Footage: 6,400      Acres: 0.35      Guest Rooms: 7      Guest Baths: 9



The Swan  
Agency

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**Commercial/Industrial - PUBLIC SYNOPSIS**



**MLS#:** 1027577      **Status:** Current      **Kickout:**No  
 371 Main Street, Southwest Harbor, ME 04679      **List Price:** \$ 885,000

**Directions:**

**Neigh'd/Assoc:**

**Assoc. Fee /Mo:**

**General/Land Information**

<b>Year Built+/-:</b> 1884	<b>Road Frontage+/-:</b>	<b>Surveyed/Seasonal:</b> Unknown/No
<b>Lot Size (Acr)+/-:</b> 0.350		<b>Water Body:</b>
<b>Zoning:</b> A	<b>Amt Wtr Frntge+/-:</b>	<b>WF Owned/Shared+/-:</b>
<b>WtrFrft:</b> No	<b>Class:</b> General Commerci	<b>Leases:</b>
<b>#Units/Floors:</b>		<b>Annual Income:</b>
<b>Annual Expense:</b>	<b>Traffic Count+/-:</b>	<b>Max Floor Cap:</b>
<b>Ceil. Ht.+/-:</b>	<b>Retail SF +/-:</b>	<b>Office SF +/-:</b>
<b>Manfctring SF +/-:</b>		<b>Warehouse SF +/-:</b>
SqFt Fin. Above Grade+/-: 4800	SqFt Fin. Below Grade+/-: 1600	SqFt Fin. Total+/-: 6400
Source of Square Footage: Seller		

**Remarks**

Built in 1884, this gorgeous Victorian inn has been renovated over the years & has 7 BR, 9 BA, gas FRPL/stoves, comfortable furnishings & soothing colors. Surrounded by Acadia in a great location to stroll to dinner, the lobster pier, the marina & shops.

**Property Features**

**Primary Use:** B&B  
**Secondary Use:**  
**Sale Inc.:**  
**Style:** Victorian  
**Basement Info:** Finished, Full  
**Construction:**Wood Frame  
**Found Mtrls:** Fieldstone  
**Exterior:** Clapboard, Vinyl Siding  
**Roof:** Pitched, Shingle  
**Heat System:** Hot Water, Multi-Zones  
**Heat Fuel:** Oil  
**Water Heater:** Off Heating System, Separate Booster  
**Cooling:** No Cooling  
**Floors:** Wood, Vinyl, Carpet  
**Amenities:**In-Law Apartment, Laundry-1st Floor, Porch  
**Access. Amnties:**

**Site Information - NOTE: Check Detail Reports for complete list of Features.**

**Site:** Sidewalks, Well Landscaped  
**Driveway:** Common, Paved  
**Parking:** 11-20 Spaces  
**Location:** Business District, Intown, Near Shopping  
**Restrictions:**  
**Rec. Water:**  
**View:** Seasonal Water  
**Roads:** Paved, Public  
**Transportation:** Major Road Access, Deep Water Access, Public Transport Access  
**Electric:** Circuit Breakers  
**Gas:** Bottled  
**Veh. Storage:** Off Street Parking  
**Was Wtr Disp:**Public  
**Water:** Public  
**Equipment:**

**Tax/Deed/Community Information**

**Book/Page/Deed:** 3015/118/All      **Full Tax Amount/Yr:** \$ 7,441 / (11-12)

**School District:**

**Confidentiality Statement:** Yes

**Off Market Information**

**Information Provided by: The Swan Agency Sotheby's International Realty 600637**

<b>Office:</b> The Swan Agency Sotheby's International Realty 1428	<b>Office:</b> 207-288-5818
<b>Agent Phone:</b> 207-288-5818,	<b>Agent Cell:</b>
<b>Email:</b> <a href="mailto:bhinfo@swanagency.com">bhinfo@swanagency.com</a>	
<b>Virtual Tour:</b>	

**LAgini:** WKM      **List Office:** The Swan Agency Sotheby's International Realty



Printed: 09/12/11



# SELLER'S PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

PROPERTY LOCATED AT: 371 Main Street, Southwest Harbor, ME 04679

## SECTION I. WATER SUPPLY

TYPE OF SYSTEM:  Public  Private  Seasonal \_\_\_\_\_  Unknown  
 Drilled  Dug  Other \_\_\_\_\_

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?  
Pump:  Yes  No  N/A Quantity: .....  Yes  No  Unknown  
Quality:  Yes  No  Unknown

If YES to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? .....  Yes  No  
IF YES: Date of most recent test: \_\_\_\_\_ Are test results available? .....  Yes  No  
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation?  Yes  No  
IF YES, are test results available? .....  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

• IF PRIVATE:

INSTALLATION: Location: \_\_\_\_\_  
Installed BY: \_\_\_\_\_ DATE of Installation: \_\_\_\_\_  
What is the source of your information: \_\_\_\_\_  
USE: Number of Persons currently using system? \_\_\_\_\_  
Does system supply water for more than one household? .....  Yes  No  Unknown

COMMENTS: \_\_\_\_\_

## SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM:  Public  Private  Quasi-Public \_\_\_\_\_  Unknown

• IF PUBLIC OR QUASI-PUBLIC:

Have you experienced any problems such as line or other malfunctions? .....  Yes  No  
What steps were taken to remedy the problem? \_\_\_\_\_

• IF PRIVATE:

TANK:  Septic Tank  Holding Tank  Cesspool  Other: \_\_\_\_\_  
Tank Size:  500 Gal.  1000 Gal.  Unknown  Other: \_\_\_\_\_  
Tank Type:  Concrete  Metal  Unknown  Other: \_\_\_\_\_  
Location: \_\_\_\_\_ OR  Unknown Date of Installation: \_\_\_\_\_  
Date Last Pumped: \_\_\_\_\_ Have you experienced any malfunctions? .....  Yes  No  
If yes, give the date and describe the problem: \_\_\_\_\_

LEACH FIELD: .....  Yes  No  Unknown

IF YES: Location: \_\_\_\_\_  
Date of installation of leach field: \_\_\_\_\_ Installed by: \_\_\_\_\_  
Date of Last Servicing: \_\_\_\_\_ Name of Service Company: \_\_\_\_\_  
Have you experienced any malfunctions? .....  Yes  No  
If yes, give the date and describe the problem & what steps were taken to remedy: \_\_\_\_\_

Date of Last Servicing of System: \_\_\_\_\_ Name of Company Servicing System: \_\_\_\_\_  
Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? .....  Yes  No  
IF YES, is it available? \_\_\_\_\_

SOURCE OF INFORMATION: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

IS SYSTEM LOCATED IN A SHORELAND ZONE?: .....  Yes  No  Unknown  
Is System located in a Coastal Shoreland Zone? .....  Yes  No  Unknown

**SECTION III. HEATING SYSTEM(S)/SOURCE(S)**

Heating System(s)/Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S)	Oil Burner			
Age of system(s)/source(s)	10 years old			
Name of company that services system(s)/source(s)	N. E. Plumbing			
Date of most recent service call	5/11 routine			
Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s))	2,000 #2 Heating Oil			
Malfunction per system(s)/ source(s) within past 2 years	none			
Other pertinent information				

Buried Oil Supply Line:  Yes  No  Unknown      Steeved:  Yes  No  
 Chimney(s) Lined:  Yes  No  Unknown      Age: unk      Last Cleaned: \_\_\_\_\_  
 Is more than one heat source vented through one flue?  Yes  No  Unknown      Had a chimney fire:  Yes  No  Unknown  
 Has chimney been inspected?  Yes  No  Unknown; If Yes, when: \_\_\_\_\_      Power Vent:  Yes  No  Unknown  
 COMMENTS: chimney inspected when new furnace installed

**SECTION IV. HAZARDOUS MATERIAL**

The licensee is disclosing that the Seller is making representations contained herein.

- A. UNDERGROUND STORAGE TANKS - Current or previously existing:**  
 Are there now, or have there ever been, any underground storage tanks on your property?  Yes  No  Unknown  
 IF YES: Are tanks in current use?  Yes  No  
 IF NO above: How long have tank(s) been out of service? \_\_\_\_\_  
 What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
 Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Have you experienced any problems such as leakage? \_\_\_\_\_  
 Are tanks registered with the Dept. of Environmental Protection?  Yes  No  Unknown  
 If tanks are no longer in use, have tanks been abandoned according to D.E.P.?  Yes  No  Unknown  
 Comments: \_\_\_\_\_
- B. ASBESTOS - Current or previously existing:**  
 • as insulation on the heating system pipes or duct work?  Yes  No  Unknown  
 • in the siding?  Yes  No  Unknown      • in the roofing shingles?  Yes  No  Unknown  
 • in flooring tiles?  Yes  No  Unknown      • other: \_\_\_\_\_  Yes  No  Unknown  
 IF YES: Source of Information: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_
- C. RADON/AIR - Current or previously existing:**  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ If applicable, What remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  Unknown  
 Are test results available?  Yes  No Results & Comments: \_\_\_\_\_
- D. RADON/WATER - Current or previously existing:**  
 Has the property been tested?  Yes  No  Unknown  
 IF YES: Date: \_\_\_\_\_ By: \_\_\_\_\_  
 Results: \_\_\_\_\_ If applicable, What remedial steps were taken? \_\_\_\_\_  
 Has the property been tested since remedial steps?  Yes  No  Unknown  
 Are test results available?  Yes  No Results & Comments: \_\_\_\_\_
- E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (Note: Lead-based paint is most commonly found in homes constructed prior to 1978; See EPA Disclosure brochure/form and Maine Lead Warning for more information)**  
 Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?  Yes  No  Unknown  
 Unknown but possible due to age  
 IF YES, describe location and the basis for the determination: \_\_\_\_\_  
 Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards?  Yes  No  
 IF YES, describe: \_\_\_\_\_  
 Are you aware of any cracking, peeling or flaking paint?  Yes  No  
 COMMENTS: \_\_\_\_\_

F. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:  Yes  No  Unknown OTHER: \_\_\_\_\_  
LAND FILL:  Yes  No  Unknown  
RADIOACTIVE MATERIAL:  Yes  No  Unknown

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

**SECTION V. GENERAL INFORMATION**

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private way, private road/homeowner associations or restrictive covenants? .....  Yes  No  Unknown

IF YES: Explain: Easement for 4 parking spaces for Davis Agency

What is your source of information: Deed

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront? .....  Yes  No  Unknown

IF YES: Explain: \_\_\_\_\_

• Leased Equipment (e.g., propane tank, hot water heater, satellite dish): Type: \_\_\_\_\_

• Year Principal Structure Built: 1884 What year did Seller purchase property? 2001

• Roof: Year Built - Structure: unknown Year Shingles Installed: unknown

Moisture or leakage: no

Comments: \_\_\_\_\_

• Foundation/Basement: Sump Pump:  Yes  No  Unknown Comments: \_\_\_\_\_

Moisture or leakage since you owned the property:  Yes  No  Unknown Comments: installed 2nd sump pump

Knowledge of prior moisture or leakage:  Yes  No  Unknown Comments: \_\_\_\_\_

• Mold: Has the property ever been tested for mold?  Yes  No  Unknown If YES, are test results available?  Yes  No

• Electrical:  Fuses  Circuit Breaker  Other: \_\_\_\_\_  Unknown

• Has the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No

• Manufactured Housing: Mobile Home -  Yes  No Modular:  Yes  No

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: none

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE:  Yes  No

**SECTION VI. ADDITIONAL INFORMATION**

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

SELLER  
*Sandra Johnson*  
JP Innkeepers, LLC  
SELLER  
Sandra Johnson, MEMBER

DATE  
8/16/11  
DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE

