



THE MAINE INN TEAM
SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES

CAPTAIN NICKELS INN



AN ELEGANT, OCEANFRONT INN



WHERE HAUTE MEETS HISTORIC, IN SEARSPORT, MAINE
OFFERED AT \$3,295,000





Built in 1874 and listed on the National Register of Historic Places, the inn is named after its first owner, Captain Albert V. Nickels, who resided here with his wife Elizabeth and their eight children.

The inn offers an elegant and exceptional retreat with 180-degree views of Penobscot Bay in the charming town of Searsport – just a few nautical miles between Camden and Bar Harbor. The inn has the distinction of being part of the East Main Street Historic District, a collection of five properties with Italianate architectural influences, all built by ship captains over a span of 15 years beginning in 1860.

The inn underwent an extensive restoration in 2019 and continues now through 2023, from floors to walls to bathrooms, decks, mechanical systems and furnishings. The landscaping and lawn also underwent extensive renovation. There are ten spacious guest rooms with en-suite baths. And stunning bathroom renovations they are! The decor is a lovely mix of period touches, modern comfort with luxury bathrooms.





Captain Nickels Inn is the perfect historic backdrop, whether you celebrate at their ocean's edge, in the gardens, or in an intimate space in the inn. The Elopement Packages are the answer to a stress-free and intimate celebration. Here comes the bride...and groom...and bride and bride...and groom and groom. Love is love, after all, and Captain Nickels Inn is there to make this most special day unforgettable.









There are 10 guest rooms/suites with private baths, (9 , en-suite), and what stunning bathroom renovations they are! The decor is a lovely mix of period touches, modern comfort and luxury bathrooms. Two of the suites have private decks with fire pits and a beautiful ocean view, and a view of the lush grounds and manicured gardens.



	ROOM	GUESTS	BED	BATH	FEATURES	
	The Edna	Two	Queen	Tub/Shower Combo**	Second Floor, Smart TV, Seating Area, Electric Fireplace	CHECK RATES
	The David William	Two	Queen	Tub/Shower Combo	Second Floor, Smart TV	CHECK RATES
	The Desiah Elizabeth	Two	Queen	Tub/Shower Combo	Second Floor, Smart TV	CHECK RATES
	The Elizabeth	Four*	Queen	Clawfoot Tub & Walk-in Shower	Second Floor, Smart TV, Option to Add Annex Room	CHECK RATES
	The Albert Nickels	Two	King	Walk-in Shower	First Floor, Jetted Shower, Smart TV, Electric Fireplace	CHECK RATES
	The Harriet	Two	King	Walk-in Shower	Second Floor, Smart TV, Electric Fireplace	CHECK RATES
	The Katherine	Two	Queen	Walk-in Shower	Second Floor, Smart TV, Fireplace, Seating Area, Ocean View	CHECK RATES
	The Willard	Two	Queen	Walk-in Shower	Third Floor, Jetted Shower, Smart TV, Sitting Room	CHECK RATES
	The Amos Suite	Four*	King	Soaking Tub & Walk-in Shower	Second Floor, Smart TV, Private Entrance, Fireplace, Living Room, Kitchenette, Private Deck & Firepit, Ocean View	CHECK RATES
	Captain's Suite	Two	King	Soaking Tub & Walk-in Shower	Third Floor, Smart TV, Kitchenette, Private Entrance, Private Deck & Firepit, Cupola, Electric Fireplace, Ocean View	CHECK RATES

* Two Additional Guests with Annex Room | ** Private Hallway Bath



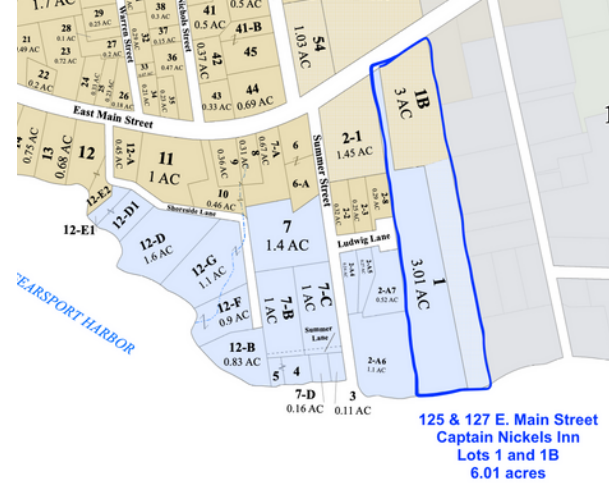






PROPERTY DATA

- Built in 1874; Victorian/Italianate with beautiful panel molding, new and original historic features throughout
- Total square footage: 10,000+
- Lot size: 6.01 acres, well landscaped, mature trees, perennials, most of it open and level
- Waterfront - approximately 275 feet of frontage
- Book 4375 page 113 and Book 4552 Page 250, Waldo County Registry of Deeds
- Map 1 Lots 1 and 1B
- Zoning: Residential 4
- 2022-23 real estate taxes: \$16,835.39 (both lots)
- 10 guest rooms/suites, all with private baths (9 en-suite)
- Spacious guest porch in front and very large deck facing the ocean, all surrounded by mature landscaping and perennial gardens
- 1 propane fireplace, 1 propane stove, and 6 electric fireplaces
- Inn's kitchen has granite counters, electric Whirlpool range, Bosch dishwasher, Whirlpool refrigerator
- Catering kitchen adjacent to the inn's kitchen has a Sunfire gas range, Hobart dishwashing system, Blueair ice machine, Samsung and Arctic Air refrigerators
- Tavern: Beer Cooler, Draft Cooler, 7. beer taps
- Utilities: propane, oil, public water & sewer (2 oil tanks, 1 propane)
- AC- heat pumps (15) and window A/C units (6 in various areas)
- Heat: hot water baseboard, radiator, steam, and heat pumps
- Clapboard siding
- Roof: slate, asphalt shingle and rubber
- Onsite gravel parking lot for ~15 cars
- Basement: unfinished, concrete floor, and a large laundry room (6 sets each of washers and dryers!) extra refrigeration (2 fridge, 1 freezer), plenty of storage; bulkhead and interior access
- Carriage House. basement is under the tavern and is a very large workshop with storage
- EXTENSIVE LIST OF IMPROVEMENTS AVAILABLE



WATERFRONT ACCESS

Maine's mid-coast evokes an explorer spirit with dramatic coastlines soothed by the Atlantic Ocean. Majestic schooners and lighthouses beckon adventure. Coastal islands and peninsulas like fingers reach out begging to be explored. Located on the granite shores of Searsport, Captain Nickels Inn welcomes guests in seaside elegance. Sprawling six-acres leads to a private waterfront with 180-degree views of Penobscot Bay.

Stroll down to the bay and relax in Adirondack chairs for panoramic views. Go treasure hunting for sea glass down on the rocky shore. Request a boxed lunch or charcuterie and enjoy picnic style perched on the cliff at sunset. Play horseshoes, croquet, or Bocce ball with the Atlantic as your backdrop.

Guests are invited to bring canoes and kayaks to take advantage of their beach access. Getting out on the water provides a whole new perspective of the area. Guests can book one of their sailing packages to experience Maine the way it's supposed to be experienced – from the sea! Cruise Penobscot Bay with a bottle of wine aboard the Cutter Owl or Schooner Olad.

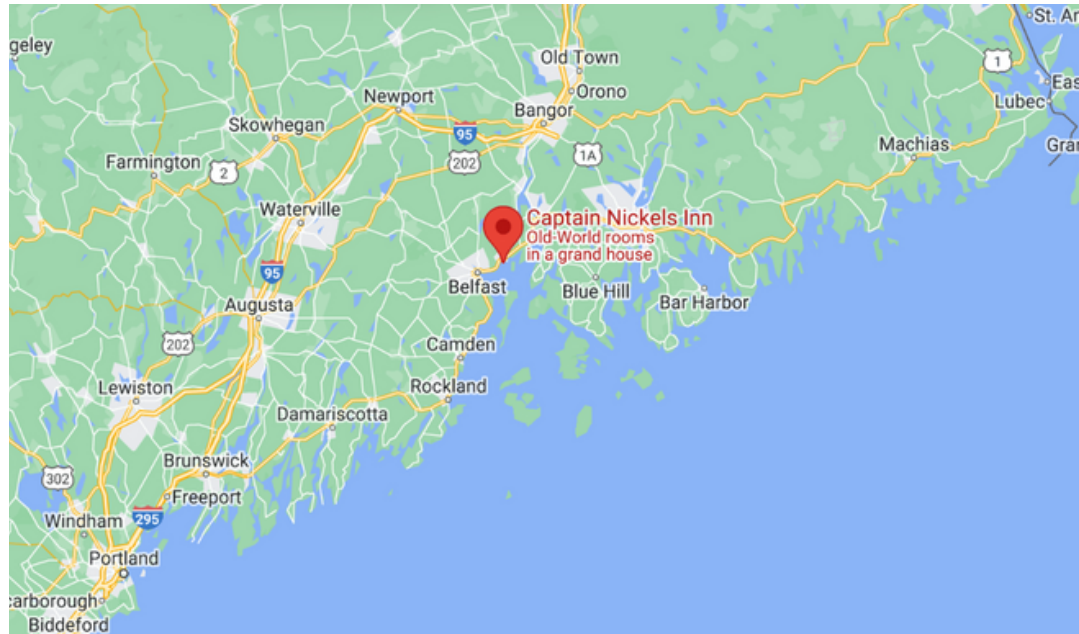


LOCATION

127 E. Main Street
Searsport, ME 04974

The inn is located:

- 35 minutes from Blue Hill
- 35 minutes from Camden
- 40 minutes from Ellsworth
- 40 minutes from Bangor
- 1 hour 10 minutes from Bar Harbor
- 1 hour 10 minutes from Stonington
- 1.5 hours from Boothbay Harbor
- 2 hours from Portland
- 2.5 hours from Kennebunkport
- 2.5 hours from Lubec
- 3 hours from Moosehead Lake



Captain Nickels' central coastal location and being right on Coastal Route One makes it a perfect home base for exploring a number of locations in Maine. The inn is located along the East Main Street Historic District, dubbed by some as Captain's Row due to the handful of estates once belonging to distinguished men of the sea. Listed on the National Register of Historic Places, it includes a collection of five residential properties with Italianate influences built between 1860 and 1875. Three of these properties—Captain Nickels included—are also listed individually on the National Register of Historic Places.

And with 6 acres, there is room for expansion...imagine an infinity pool with a beautiful slate surround, with a firepit or outdoor fireplace...cabanas with massage tables...cocktails poolside, all with an ocean view! Add some cottages on the property...it's only up to your imagination!



PROUDLY OFFERED AT \$3,295,000



ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

SELLER'S PROPERTY DISCLOSURES

For more information or to schedule a showing contact Dana Moos 207.266.5604 dana.moos@swanagency.com

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