



THE MAINE INN TEAM  
**SWAN AGENCY**  
REAL ESTATE

**PROUDLY INTRODUCES**

# **WOLF COVE INN**



**A LAKEFRONT INN ON TRIPP LAKE**



POLAND, MAINE

OFFERED AT \$3,695,000

The Wolf Cove Inn is situated on the eastern shore of Tripp Lake in the Lakes Region of Maine.

Resplendent with gardens, pine groves, lawns and a sweeping shoreline, guests enjoy beautiful sunsets on nearly two acres with over 550 feet of private shorefront on the lake.

Walk more than 40 feet off the porch and your feet will get wet! Now that's a true waterfront Maine inn.

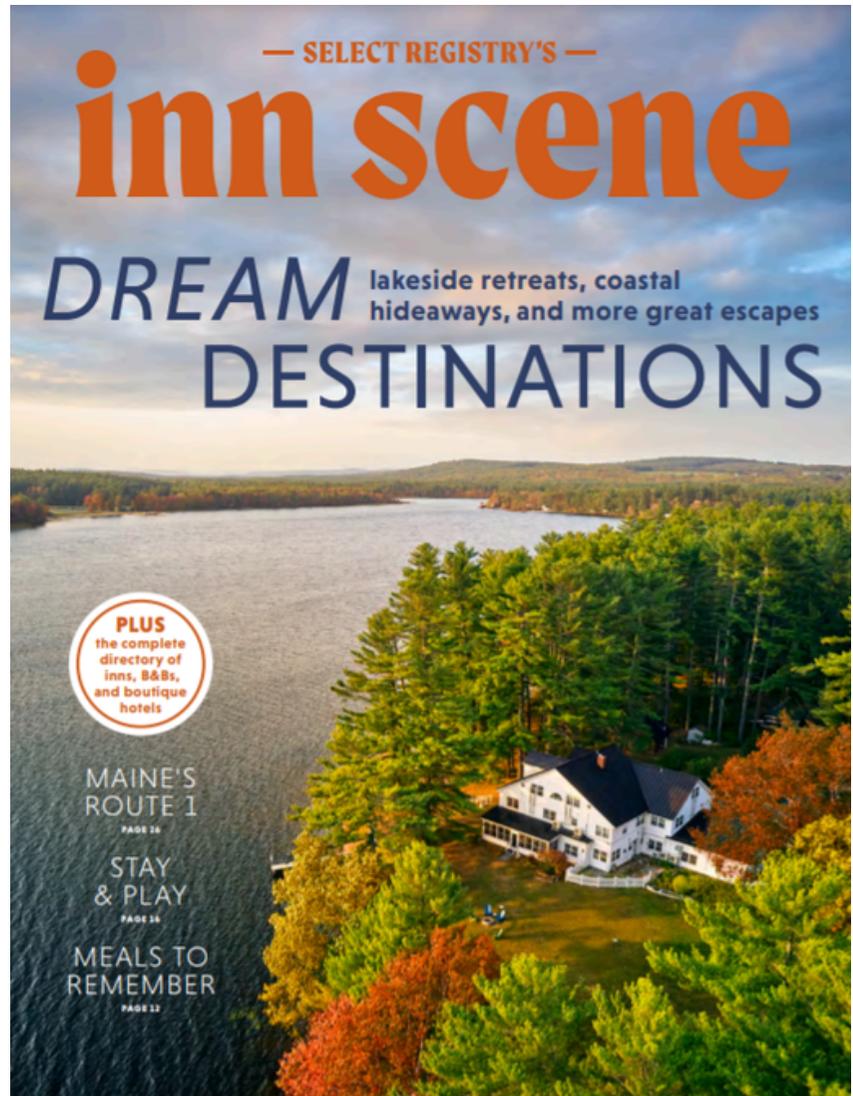
The inn features 11 comfortable guest rooms, plus a beautiful cabin, all furnished with unique, Maine-style decorations. If guests want privacy or simply more space, the private Eagle's Nest Cabin provides plenty of both. They even have select dog-friendly rooms so four-legged family members can come along for the ride!

Wolf Cove Inn has built a reputation for romantic, lakeside small weddings with a gorgeous backdrop for such a special occasion.

Homemade gourmet breakfasts are included with every guest stay, and their add-on dinner option includes salad, pizza and dessert for two at their "Tripp Lake Pizzeria"!

And how about something so unique as a romantic dinner for two, served in the inn's boathouse?!

**Wolf Cove Inn made the Top Five Finalists for Down East Magazine "Best of Maine for 2021"**



*The inn was featured on the cover of Select Registry's "Inn Scene" magazine!*





## HISTORY OF THE INN

While Wolf Cove Inn was born in 1996, the property itself dates back over 100 years. The owners were able to dig this up:

- In 1894, the Wolfs of Pennsylvania built a four bedroom “cottage” on the property as a summer home for the family. The Maine dining room and the current Winter Harbor Suite, Casco Bay Room and Penobscot Bay Room made up the rooms contained in the original building.
- A photo from the Poland Historical Society dating to the early 1940s depicts the original cottage. However a newspaper article from the Lewiston Evening Journal dated April 28, 1950 announces the sale of the “11 room Wolf Cove Estate” to the Cullen family of Lewiston. It is assumed that sometime during the 40s, further expansion occurred adding the current kitchen, foyer, office, garage and the spaces currently called the Acadia Suite, Moosehead Lake Room, Rangeley Lake Room and Sebago Lake Room.
- After purchasing the estate in 1950, the Cullens, owners of a lobster shack in Lewiston, converted the estate into a restaurant. Lobster-Land On The Lake operated as a very popular restaurant for over 20 years.
- In 1963, Lobster-Land provided the locale for the filming of a scene from the episode “Same Picture, Different Frame” of the TV series Route 66. Joan Crawford appeared as guest star. The story goes that Glenn Corbett, one of the co-stars of the series, was a little full of himself vis-a-vis stardom. Joan Crawford took it upon herself, as a real star, to take him down a notch or two.
- Trivia alert! Some guest actors from two follow-on episodes were also at Lobster-Land but not in the episode. One was Lon Chaney Jr. The other? A little known young actor named William Shatner.
- In 1970, Rose and Jim Aikman purchased Lobster-Land. They continued to operate the restaurant until 1971 when they decided to convert the property back to a private estate.
- In 1996, Rose decided she wanted to be an Innkeeper. On July 4th, 1996, the seven room Wolf Cove Inn was born.
- Come 2000, Rose raised the roof and added the third floor where you now find the Sugarloaf, Mt Katahdin and Cadillac Suites as well as the Bigelows Room.
- In December of 2013, Sue and Roy Forsberg purchased the Inn. Their vision for the Inn is to provide guests with a comfortable and quintessential Maine experience. Right away they began an intense four month long renovation of the Inn. In May of 2014, the Inn reopened. Sue and Roy were now Innkeepers! Additional renovations and upgrades have continued each year through the present day, including the building of the Eagle’s Nest Cabin in 2016 (*following page*).

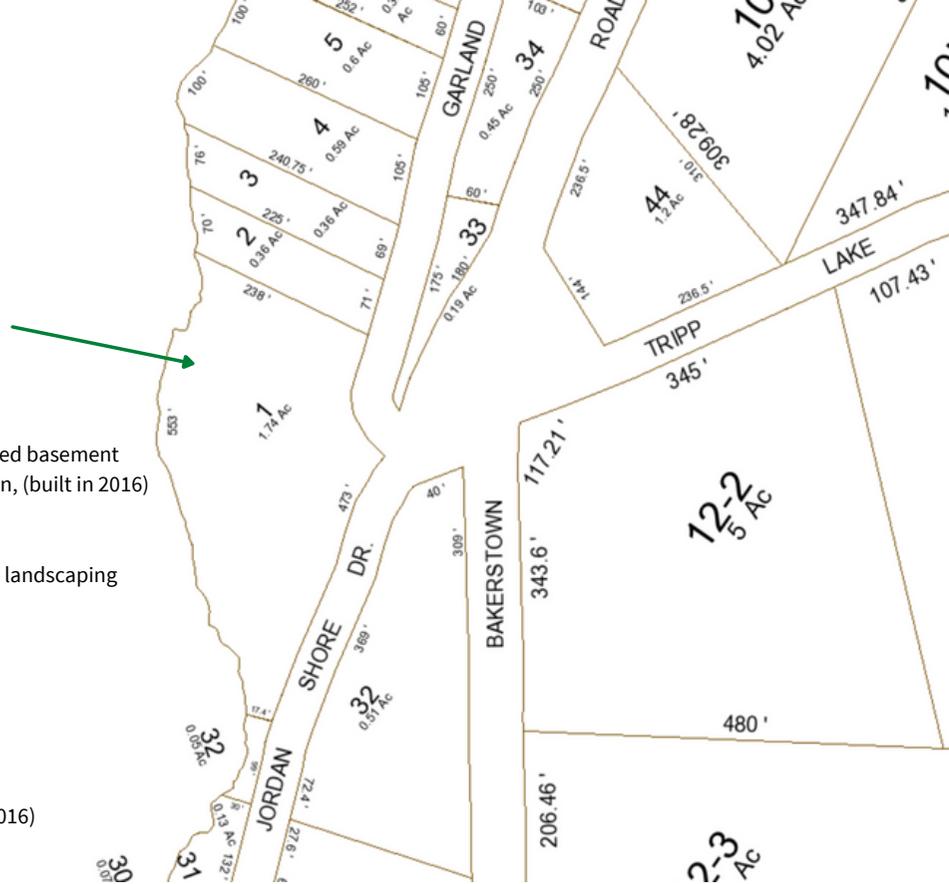
*See comprehensive list of improvements*





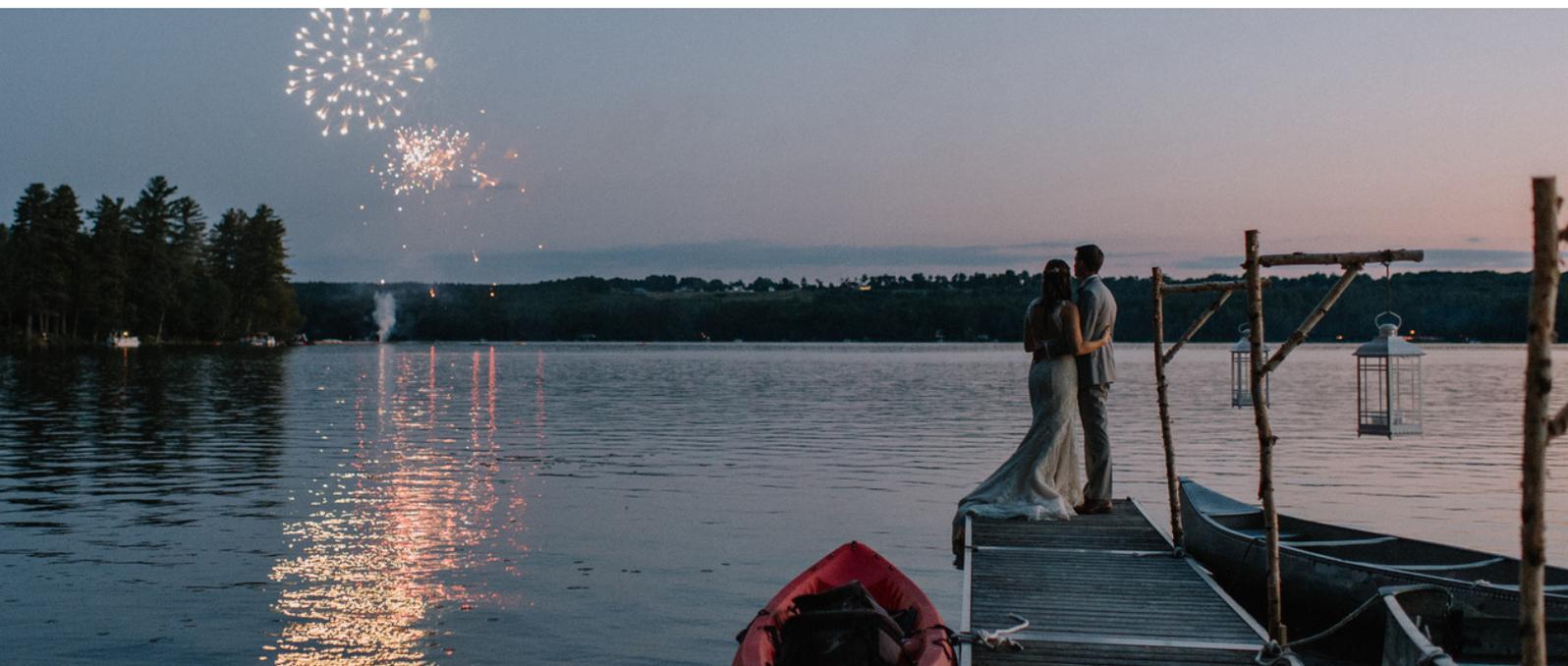
# PROPERTY DATA

- 5 Jordan Shore Drive, Poland, ME 04274
- Farmhouse style, built in 1894
- Lot size: 1.74 acres
- 553 feet of water frontage on Tripp Lake
- Shoreland, Limited Residential zoning
- Boathouse
- dock, kayaks, canoes and paddles with rack
- 473 road frontage on Jordan Shore Drive
- Map 32 Lot 1
- Book 8838 Page 112 Androscoggin County Register of Deeds
- 2021 real estate taxes \$15,780
- 6,940 sq.ft., 3 finished floors including 660sf cabin plus unfinished basement
- 12 total guest rooms - 11 in the main inn and 1 stand alone cabin, (built in 2016)
- Very large main lounge/dining room for guests
- Sun porch (popular for very small indoor wedding ceremonies)
- Wedding ceremony area with arbor, granite patio and beautiful landscaping
- Fire pit and chairs
- Fire sprinkler system
- Generac generator, 2017
- 6 gas (propane) fireplaces
- private well/septic
- Metal roof, 2016
- Vinyl siding
- Baseboard heat and Heat pumps/splits for entire inn, (new in 2016)
- Water Heaters off heating system (propane and oil)
- Water softening system
- Irrigation system
- Paved parking lot, 12 spaces
- 2 car attached garage
- Commercial kitchen with Dacor gas range, fire suppression system hood, three commercial refrigerators, three bay sink, sanitizing dishwasher
- Owner or manager's 1,200 sf apartment (newly renovated in 2014) with 2 bedrooms, 1 bath, granite kitchen, separate living and dining rooms, open floor plan, with direct access to the garage



WOLF COVE INN

Poland, Maine





## LOCATION

There is an ever-changing variety of indoor and outdoor activities in the Maine Lakes Region and Poland, Maine. Each season brings unique ways to explore our extraordinary setting around the lakes and mountains of Maine. Learn more about top attractions in Maine and pick your adventure.

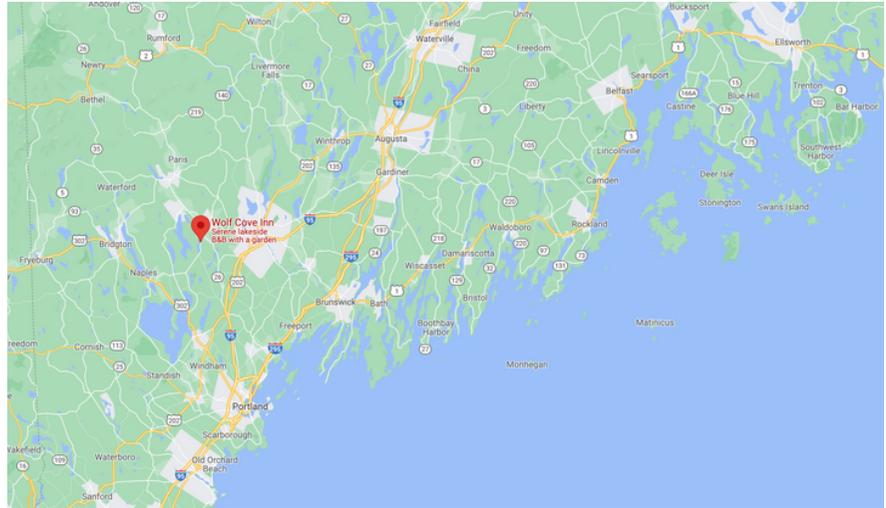
From hiking, biking, kayaking and canoeing, golfing, antiquing to dogsledding, showshoeing and skiing, and let's not forget experiencing Maine's constantly growing microbreweries and food scene! Day trips are easy from Wolf Cove Inn, making it easy to use the inn as home base and not live out of a suitcase from town to town!

The inn is located:

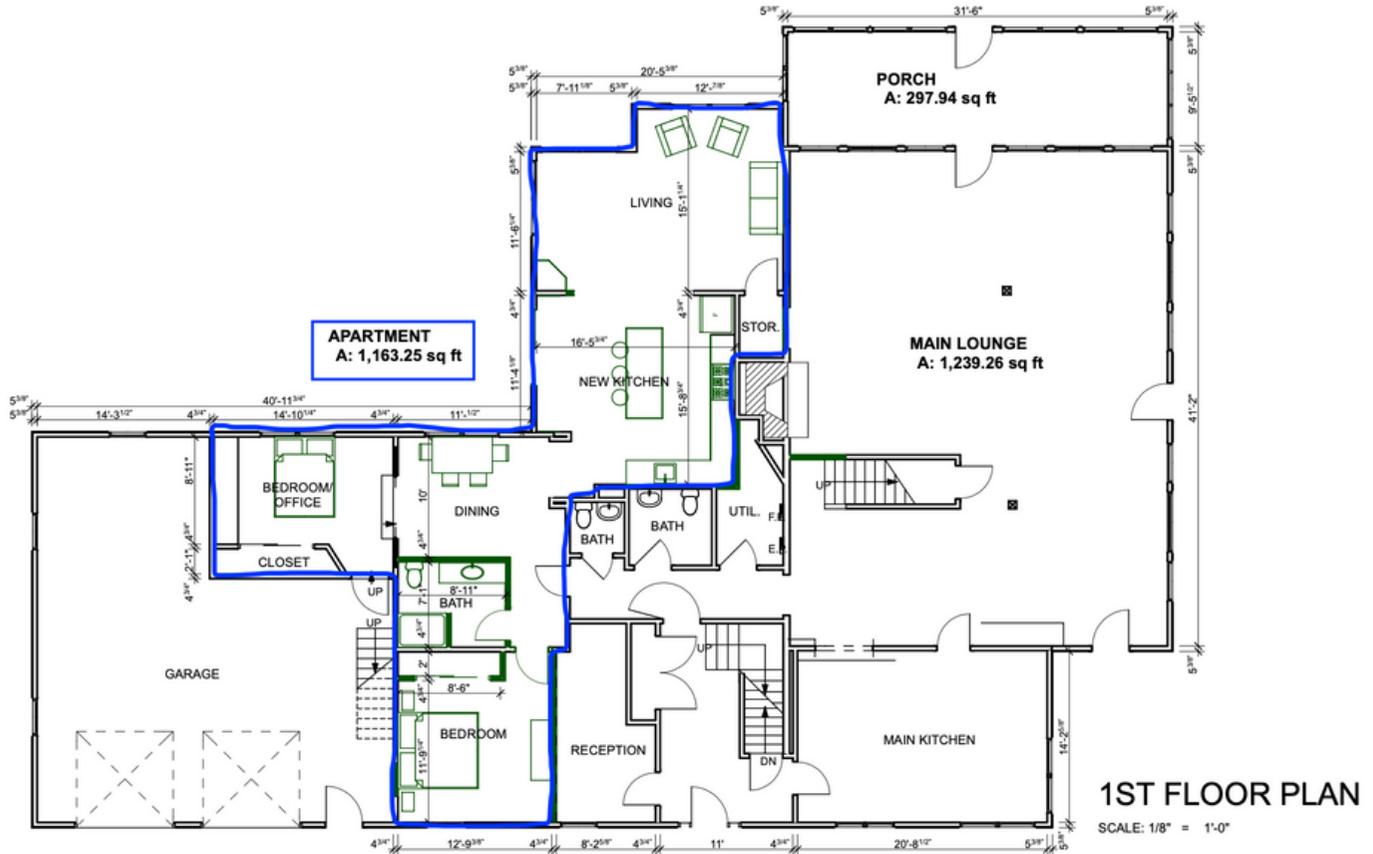
- 88 miles to Sugarloaf
- 85 miles to Camden
- 165 miles to Bar Harbor/Acadia National Park
- 60 miles to Boothbay Harbor
- 30 miles to Portland
- 50 miles to Kennebunkport
- 45 miles to North Conway
- 35 miles to Bridgton and Fryeburg

### Directions:

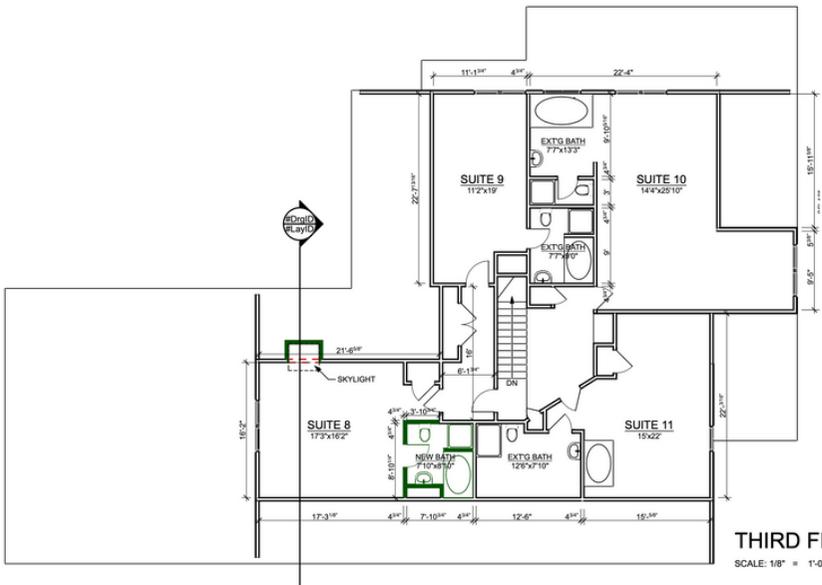
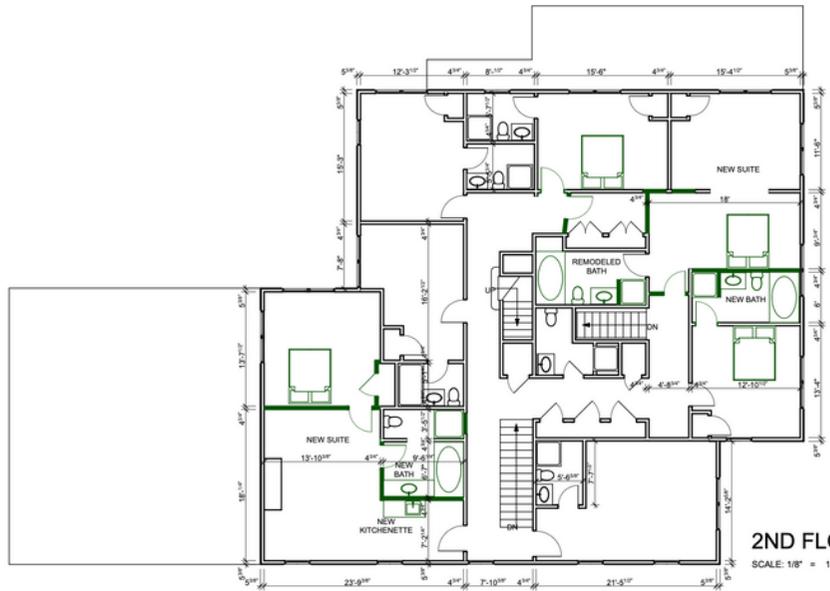
Follow Rt. 26 North approximately 14 1/2 miles to the intersection with Rt. 11 South. Turn left onto Rt. 11 and go 1.2 miles to Jordan Shore Drive on the right (you'll see a sign for Wolf Cove Inn just prior). Turn right onto Jordan Shore Drive. Wolf Cove Inn is the first property on the right.



# FLOOR PLANS



The nearly 1,200 sf apartment for the owner or manager is conveniently located on the first floor, with direct access to the garage or to the common area. The main lounge is a very large space, with mixed dining and lounge furniture, a fireplace, and plenty of space to allow guests to have private conversation or join others. The enclosed porch is a charming space, popular for dining as well as intimate, indoor wedding ceremonies or receptions.



# WOLF COVE INN, IN POLAND, MAINE

A LAKESIDE DESTINATION



ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

INVENTORY OF PERSONAL PROPERTY

LIST OF PROPERTY IMPROVEMENTS

SELLER'S PROPERTY DISCLOSURES

OFFERED AT \$3,695,000

For more information or to schedule a showing contact  
Dana Moos 207.266.5604 [dana.moos@swanagency.com](mailto:dana.moos@swanagency.com)

FINANCIAL STATEMENTS PROVIDED TO QUALIFIED BUYER WITH SIGNED NON-DISCLOSURE AGREEMENT

## **Wolf Cove Inn Improvements Timeline**

### **Major Renovation Dec 2013 - May 2014 (~\$300K)**

#### Owners' Quarters (~\$75K)

Created a 1200sq ft Owner's Quarters from previous owner's bedroom/bathroom, office and gift shop. All new (flooring, appliances, furnishings etc.)

#### Front Entry/Office

New flooring and lighting, new furnishings

#### Maine Dining Room

New Tarkett Commercial Vinyl plank flooring, suspended ceiling with ceiling fans, fire doors, emergency lighting, new furnishings/window treatments

#### Sunporch

New flooring and lighting, new furnishings

#### Inn Kitchen

Brought up to commercial code - range vent with fire suppression, 3 bay sink, separate mop sink (now located in utility closet)

#### Public restrooms

New mirrors and lighting, paint

#### All rooms

Flat screen TVs with DirectTV added to all rooms

All new sheets from Comphy sheets. New bedding from Innstyle (pillows, coverlets, shams etc.). New towels from Turkish towels. Blankets from Berkshire Blanket.

#### Moosehead Lake, Sebago and Casco Bay (2<sup>nd</sup> floor)

Sugarloaf and Cadillac Mountain (3<sup>rd</sup> floor)

Paint, window treatments

#### Acadia

Created from inn's common space/TV room. New bathroom added. New carpeting, paint and furnishings

#### Winter Harbor

Suite created from two rooms which shared a bathroom. New bathroom added, paint and new furnishings

#### The Bigelows

Created from a kitchen/living room on the 3<sup>rd</sup> floor. New bathroom added, paint

Rangely Lake, Penobscot Bay and Mt Katahdin were basically untouched by the original renovation

Fire rated doors for all 2<sup>nd</sup> floor rooms

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**April 2015**

Roadsigns and new entry sign by Marquis signs (\$3700)

New mattresses (3 kings and 4 queens. Plus bed bug protection) (\$7400)

**May 2015**

Commercial laundry equipment (Wascomat washer and Whirlpool dryers) (\$5300)

**June 2015**

Refrigerator for the inn kitchen from Caprara (\$2400)

Electrolux Wall oven for inn kitchen from Agren Appliance (\$2465)

Room darkening window shades for all guest rooms from Gamache and Lessard (\$3630) – 10yr warranty

**Aug 2015**

New Commercial grade well pump Hodgdon Well Drilling (\$4560)

**Sept 2015**

Outdoor Electrical Panel installed for events – JP Electric (\$1800)

Furniture for The Bigelows (\$4700)

**November 2015**

Snowblower from Daves Small Engine (\$1275)

**November 2015 – April 2016** – Build the Eagle’s Nest Cabin, Insulate the attic, Install a new metal roof, Install Heat Pumps, Re-configure parking lot, Re-do front entry and deck and a few inn update projects

Eagle’s Nest Cabin Construction (\$143,700) Contractor was John Langelier of “Work to be Done”

Insulation by Advanced Sprayfoam (\$16K)

New Roof for Inn from RTD Enterprises (\$40K)

Heat Pumps for the entire inn Dead River and JP Electric (\$67K)

New Parking lot configuration, Paver Walkway, All excavation work for cabin and new landscaping beds by front entry (\$62K)

New Front entry and Remove Wallpaper/Paint Mt Katahdin (\$9400)

Fire rated doors for all 3<sup>rd</sup> floor rooms

### **June 2016**

Repair irrigation system – Environmental Solutions (\$2800)

### **August 2016**

Twelve upholstered chairs for the rooms from FX Marcotte (\$5266)

### **Sept 2016**

New Boiler encasement for cracked boiler Dead River (\$5500)

### **Jan 2017**

Remove Wallpaper/Paint Rangely Lake and Penobscot Bay bathroom (\$1500)

### **May 2017**

New Generac Generator – JP Electric (\$5600)

### **June 2017**

Firepit installed – John McInnis (\$670)

Remove 4 dead pine trees – LPs Trees (\$3300)

### **Sept 2017**

Another Commercial Refrigerator and Commercial Freezer for the inn kitchen from Caprara (\$5610)

### **Nov 2017**

Child’s Tree Service – Remove tree that fell up against cabin as well as 5 other pine trees damaged during cabin construction (\$6627)

**Jan 2018**

New coils to produce hot water via the boilers Dead River (\$1070)  
New recirc pump and mixer valve for hot water (C&M Plumbing) (\$745)  
New Shower door for Winter Harbor from Twin Town Glass (\$1662)

**March 2018**

New bathroom vanities for Moosehead Lake, Rangely Lake, Sebago Lake, Casco Bay and Cadillac. Sinks/faucets from Ferguson, Cabinets from Moosehead Lake Furniture (\$6500)

New Shower Door for Cadillac Bathroom from Twin Town Glass (\$1100)  
New Tile and paint for Cadillac Bathroom (?)  
Water softening system from Dunbar Water Systems (\$5400)  
New Bed, bureau/mirror and nightstands for Sebago Lake from Moosehead Lake Furniture (\$3618)

**April 2018**

New faux wicker furniture for the boathouse (\$650)

**May 2018**

New bed and chairs for Penobscot Bay (\$800)

**May 2019**

New kayak rack, Old Town Canoe (green) and paddles from Shake Hill Outdoors (\$1158)

**June 2019**

Dock upgrades (\$565)

**August 2019**

Cube Stowaway bed for Acadia (\$1327) from Amazon

**January 2020**

New bedroom furniture and mattress for Moosehead Lake room (\$4931) from Moosehead Lake Furniture

**February 2020**

New sofa bed for Winter Harbor, loveseat, lamps and 3 chairs (\$5109) from FX Marcotte Furniture

**June 2020**

New Stackable Electrolux Washer and Dryer from Agren Appliance (\$2300)

**April 2021**

Compact Tabletop ice maker from GE (\$630)

**May 2021**

Replace all towels with MicroLux Towels from Innstyle (\$2500)

Paint all exterior trim, boathouse and conduit for the heat pumps (\$13000)

New light fixtures in Sugarloaf (\$2000)

**June 2021**

New bed in Casco Bay (replacement for free from FX Marcotte)

New mattresses for Sugarloaf and Mt Katahdin (\$2000)

Landscaping by the wedding arbor (\$6000)

Steps to the boathouse (\$6000)

Landscape lighting in the pine grove and the various stairs outside (\$5000)

Landscaping by the sign (\$2400)

All landscaping by Pleasant Hill Property Services

New Old Town Canoe (2<sup>nd</sup> green canoe) from Shaker Outdoors(\$854)

**July 2021**

New garage doors (\$2900)

**August 2021**

New KitchenAid Wall Oven from Agren Appliance (\$2515)



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- # To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- # To treat both the buyer and seller honestly and not knowingly give false information;
- # To account for all money and property received from or on behalf of the buyer or seller; and
- # To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- # To perform the terms of the written agreement with skill and care;
- # To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- # To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES - WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- # The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- # The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- # The company may offer limited agent level services as a **disclosed dual agent**.

### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

**Remember!**  
*Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) October 4, 2021

To The Inn at Wolf Cove, LLC/Sue and Roy Forsberg  
Name of Buyer(s) or Seller(s)

by Dana Moos  
Licensee's Name

on behalf of Swan Agency Real Estate  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.