



THE MAINE INN TEAM
SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES

1802 HOUSE BED AND BREAKFAST





KENNEBUNKPORT, MAINE

OFFERED AT \$1,995,000

The 1802 House Bed and Breakfast Inn is a historic, independent property in the beautiful seaside town of Kennebunkport Maine. The house is of original Colonial design and as the name implies, was built in 1802. Extensions were added over the years, and in the 1990s it was converted into the charming bed and breakfast you see today. 1802 House Bed and Breakfast Inn is now considered one of the town's finest historic inns and best places to stay in Kennebunkport.

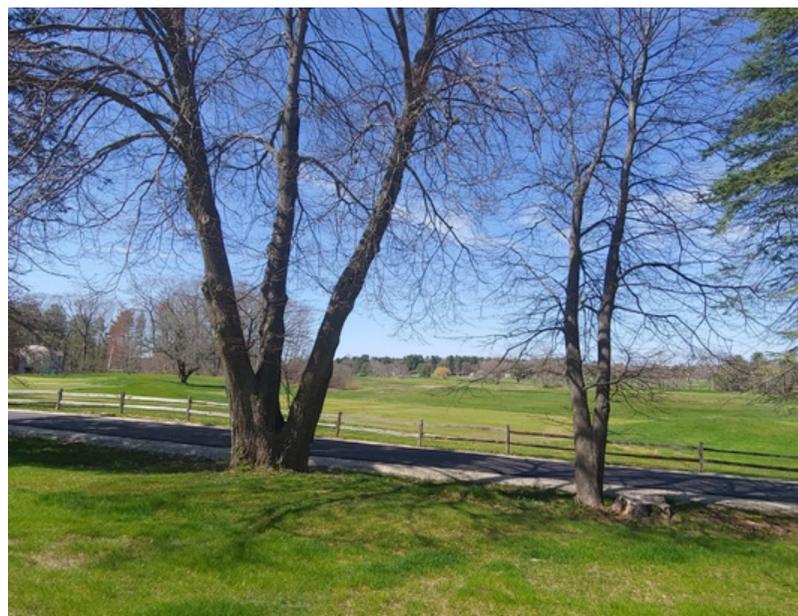
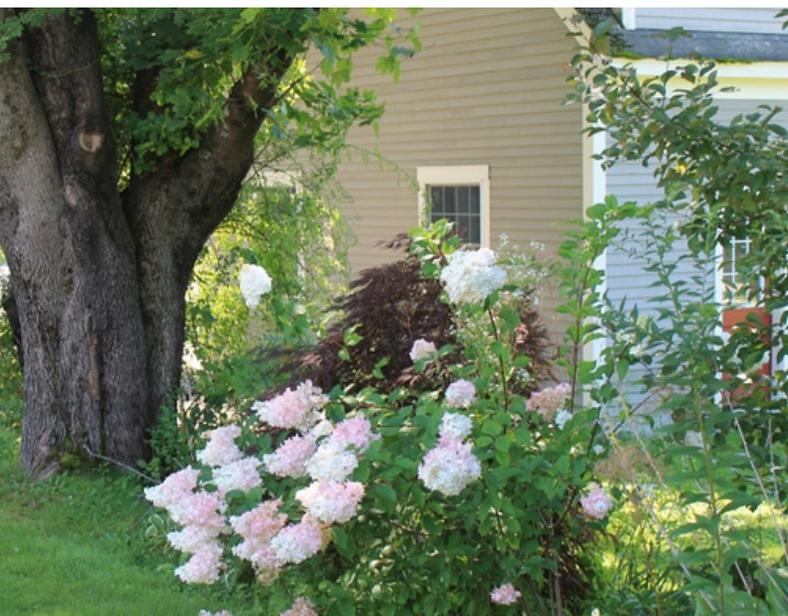
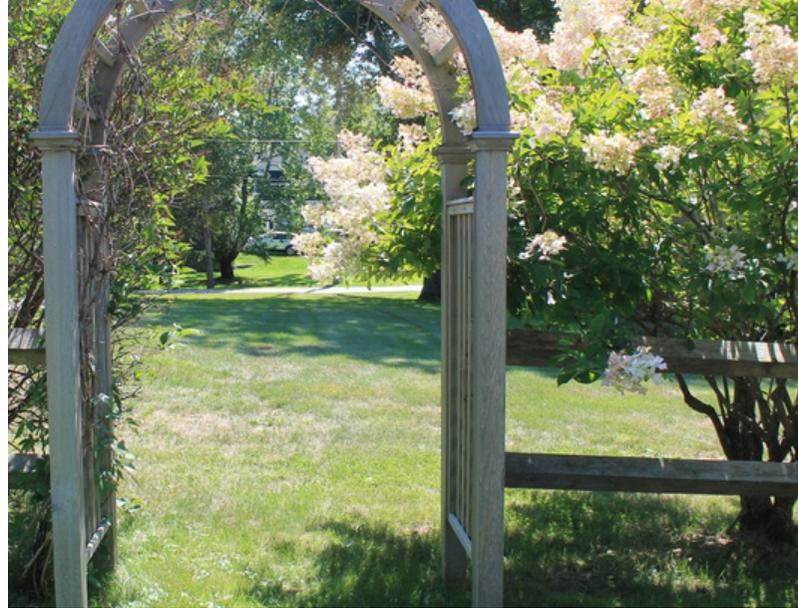
This lovely bed and breakfast is ideally located for exploring coastal Maine. The quiet, tranquil neighborhood is perfect for a relaxing Kennebunkport getaway. At the same time, the inn is just a short .7 mile walk to the popular Dock Square village center with its galleries, shops and restaurants. The inn also sits along the 15th fairway of the historic Cape Arundel Golf Course, making the 1802 Bed and Breakfast Inn an ideal location for golfers.

The six beautiful guest rooms (each with private bathroom) offer true comfort and modern amenities such as fireplaces, flat-screen TVs, complimentary Wi-Fi, premium bedding, plush robes, deluxe toiletries and much more.

A freshly prepared three-course gourmet breakfast made with local and organic ingredients is included each morning for guests, served in the spacious dining room. There is plenty of indoor common space offering comfortable spaces for relaxing...and there is also lovely gardens and outdoor seating for guests to enjoy.

The property boasts a magnificent 2 story, 2-3 bedroom owner's quarters with gas fireplace and screened in porch...all with lovely views overlooking the golf course.

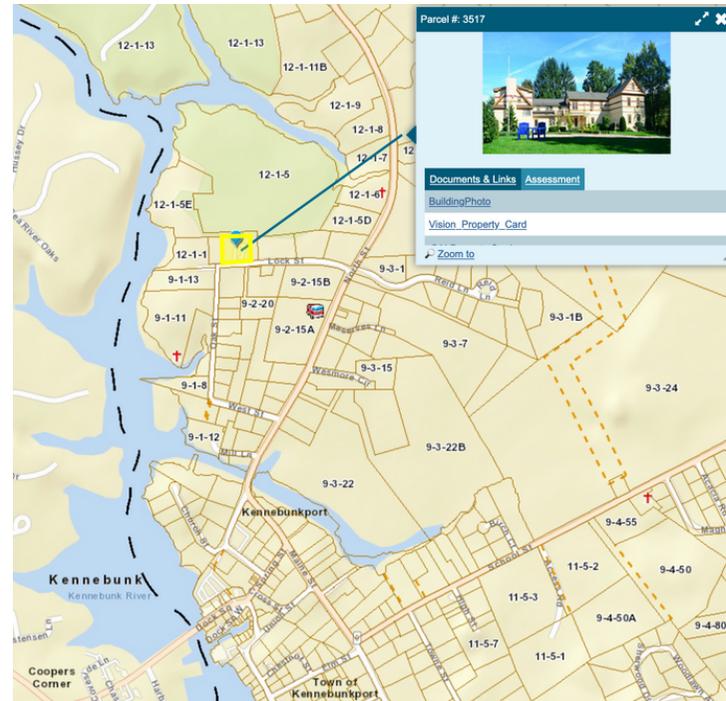
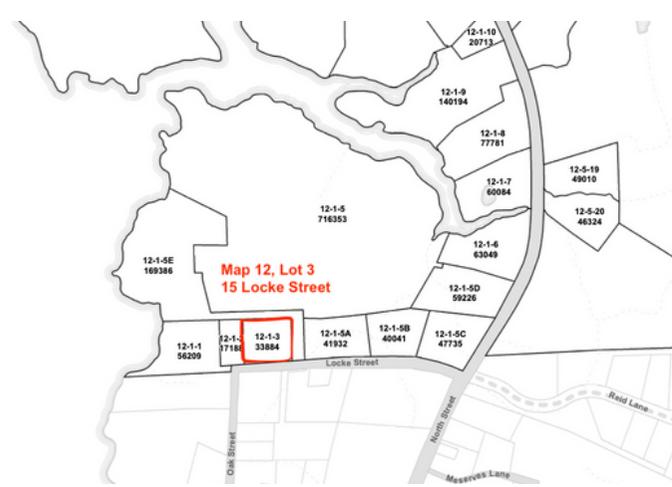




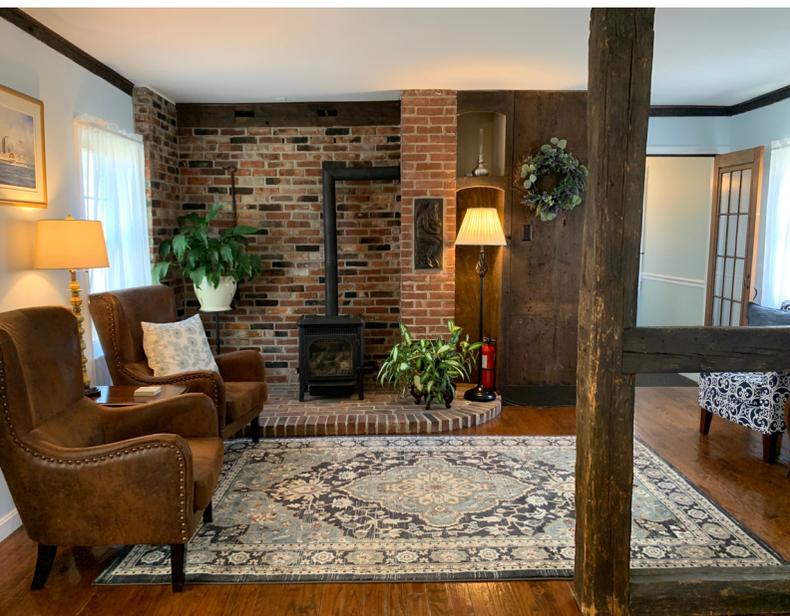


PROPERTY DATA

- 15 Locke Street, Kennebunkport ME 04046
- Map 12, Lot 3
- .73 acres
- Book 17939 Page 0937 York County Registry of Deeds
- 2021-22 Real Estate Taxes \$12,837.12
- Built in 1802
- Inn square footage: 5,860
- 6 inn guest rooms with ensuite baths
- 10-12 parking spaces on site with a gravel driveway
- Public Sewer, Public Water
- Heat/AC: New propane boiler, baseboard hot water and new heat pumps
- Electric: Circuit breakers
- Construction: Wood frame, clapboard, composition roof
- Flooring: Hardwood, carpet and tile
- 7 working gas fireplaces
- Full kitchen with Garland range and flat top griddle
- Dining room can seat 12-14
- Well landscaped grounds, outdoor seating area with cozy fire pit...overlooking Cape Arundel Golf Course
- Separate owner's quarters, 2 levels, 2 bedrooms with fireplace and screened in porch



TripAdvisor Rating of #1 of 11 B&Bs in Kennebunkport!









Kennebunkport is a very popular tourist destination along Maine's beautiful southern coast!

Accessible by car, train, bus and air from many locations, this artsy seaside town attracts visitors all year long.

The summer season offers plenty of outdoor activities, from sailing & hiking to whale watching tours and lazy days on the beach. But this crowd-pleasing spot also hosts an array of winter events

(Christmas Prelude, Paint The Town Red)

...and most galleries, shops and restaurants are open all year!



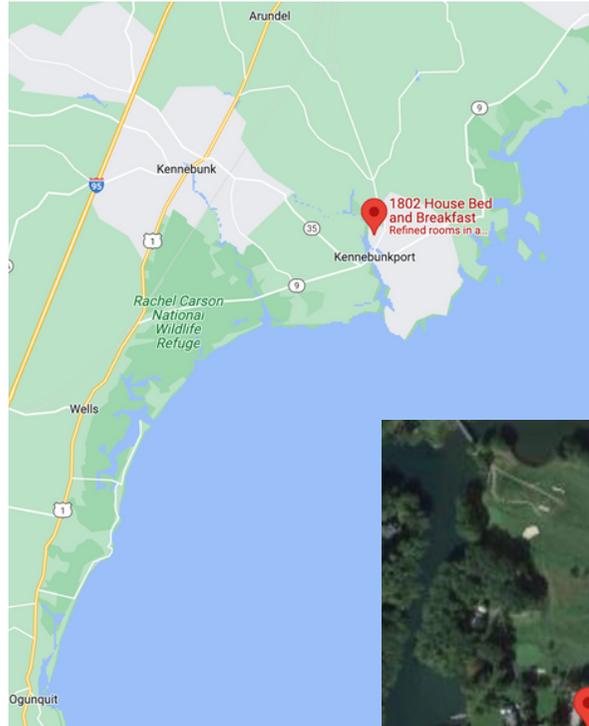
LOCATION

1802 House Bed & Breakfast

15 Locke Street
Kennebunkport, ME 04046

The inn is located:

- 1.5 hours from Boston
- .5 hours from Portland
- 2 hours from Camden
- 3.5 hours from Bar Harbor
- 5.5 hours from New York City



Directions from South of 95:

Take 95 N into the state of Maine...to the Wells/Kennebunk area.
Take exit 9B to Rt. 1 North, to Rt 9 that leads directly into
Kennebunkport.

Directions from Portland:

From the Portland JetPort, follow Rt 1 S about 15 miles to Rt 9 that
leads directly into Kennebunkport.



Owner's Quarters (OQ)

The owner's two story wing of the house was built in the 90s, in a design to match seamlessly with the historic section of the house. This offers a large living room with gas fireplace, dining room with gas fireplace, powder room, wet bar with cherry cabinets and granite and a small screened porch.

Upstairs is a guest bedroom with ensuite bath and a master bedroom with gas fireplace and dressing area with custom built in cabinetry. The bath has a double vanity, jetted tub and large walk-in tile shower. There are two other areas currently used for storage/workout equipment. And there is another partially finished space which could be another private OQ room or converted to a large guest suite, and by combining two smaller guest rooms, you could still keep the 6 maximum allowable guest rooms, but nearly all suites in that scenario.

The only kitchen is situated in the middle of the two wings. Off the kitchen is a convenient office with windows facing the parking lot, also a nice feature. The owner's wing has private access from the parking lot as well as the walkout basement level. In terms of OQ, this much space is not common!











1802 HOUSE BED AND BREAKFAST

KENNEBUNKPORT, MAINE



ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

INVENTORY OF PERSONAL PROPERTY

LIST OF PROPERTY IMPROVEMENTS

SELLER'S PROPERTY DISCLOSURES

OFFERED AT \$1,995,000

FINANCIALLY VIABLE, TURNKEY BUSINESS

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

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



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:

- # 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) April 18, 2022

To Carl & Eileen Robley
Name of Buyer(s) or Seller(s) ER NR

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. Inactive licensees may not practice real estate brokerage.