



THE MAINE INN TEAM
SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES



THE SPOUTER INN

LINCOLNVILLE BEACH, MAINE



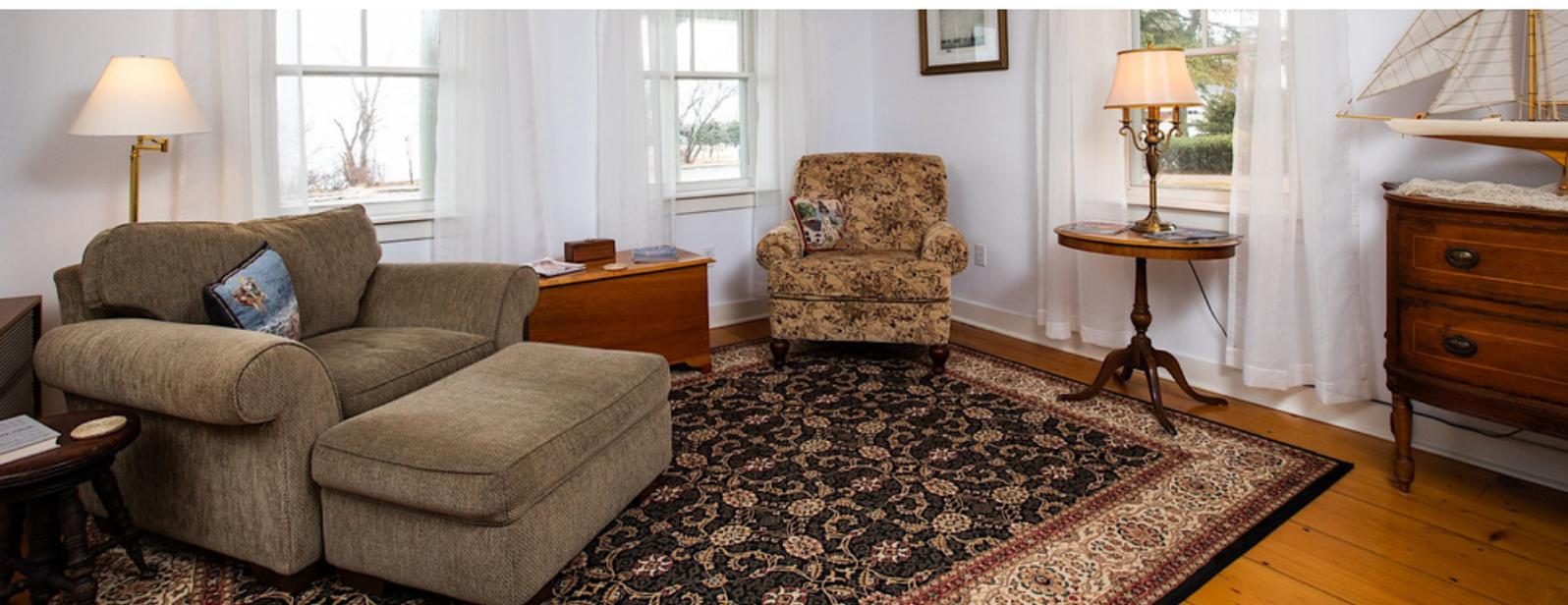
OFFERED AT \$1,795,000

With ocean views from every room, The Spouter Inn Bed and Breakfast is a beautiful Colonial-style home built in 1832. It is situated on 1.5 acres with gorgeous flower gardens, rocking chairs on the front porch and a conversational fire pit, all located directly across from Lincolnville Beach. The Spouter's 8 guest rooms all offer private bathrooms, some with Jacuzzis, and fireplaces. Restaurants, shops along the beach, and the ferry out to Islesboro are all within walking distance. Vacationing along the Rockland, Rockport, Camden, Lincolnville, Belfast corridor provides for time to rest and relax, time to enjoy the beach, time to explore the coast, and time to appreciate and value all that Mid-Coast Maine has to offer.

The guest rooms have individual charm and personality to meet the needs and comfort of their guests. Eight relaxing and romantic rooms, all with ocean views and baths en-suite, some with fireplaces and Jacuzzi tubs. Those specialty woods such as mahogany, cherry, oak, pine, and maple add to the uniqueness of each room identified by their nautical names including; the Crow's Nest Suite, Captain's Quarters, Harbormaster's Quarters, Chart Room, Navigator's Quarters, Helmsman's Quarters, First Mate's Quarters and the Fo'c'sle.

Spouter Inn







HISTORY OF THE INN



Originally built in 1832 by the Hallet family, the Spouter Inn's main building was created as a summer home to escape the everyday routine of life in upstate New York. Not only a place to relax and enjoy the summers, but their home also helped to create memories for many in the community as they held concerts and dances in the second-floor dance hall. The decades of fun and frivolity were many and the home evolved over the years. At times it was a place for migrant workers to rent rooms while harvesting local crops or working in the fishing/lobstering industry.

In 1986, the building was renovated, updating the structure, upgrading its function, yet keeping the feel of its "golden days" of old. A beautiful carriage house was added with the custom design of artistic post & beam woodwork. With ceilings of Maine Hemlock and floors of Ash, each guest room and private bath has its own personality demonstrated by the use of wood finish: Mahogany, Bird's Eye Maple, Cherry, Pine, and Oak.

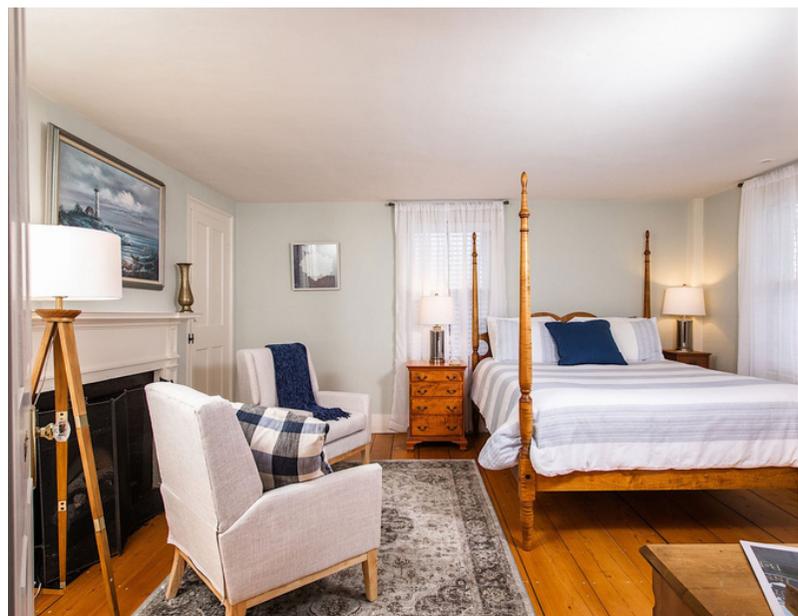




PROPERTY DATA

- Main house built in 1832, addition of the kitchen in 1950s and the carriage house in 1992
- Lot size: 1.39 acres
- Map 1, Lot 63
- 2506 Atlantic Highway, Lincolnville Beach, Maine 04849
- Book 4298 Page 225, Waldo County Registry of Deeds
- Square footage: 6,375
- 8 guest rooms with private baths
- Common areas include reception/multipurpose space, dining area, small bar, two living rooms, large front porch
- Floors are hardwoods and carpet
- 10 fireplaces (one wood stove in the kitchen, one wood stove in the workshop, one wood burning fireplace in the living room, one wood burning in the owner's quarters, the 6 in guest rooms are Bio Ethanol Ventless Fireplace Burner Inserts)
- Newly renovated 1 bedroom owner's apartment with hardwood floors, granite kitchen, bath, living room, fireplace, deck; in addition, there is a private owner's sitting room off kitchen; 1 additional bedroom with partially finished bath for another private friends/family or guest room
- First floor laundry room with 2 washers, 2 dryers, half bath, storage pantry
- Large kitchen with propane stove, grill, flat top griddle, two gas ranges, 2 cooktops, two sinks, large center island with ice maker, wine fridge, commercial reach in refrigerator, butcher block and tile counters
- Private water with filtration system
- Public sewer (just hooked up May 2022)
- Onsite paved parking for 11 cars
- Exterior: cedar shingle, clapboard
- Hot water baseboard heat, central air, A/C units
- Auto start generator
- Propane fire pit on the patio
- Fiber Optics
- 2 storage sheds
- central vac
- Very large woodworking shop
- 2021-2022 Real Estate Taxes \$12,264





LOCATION

There is an ever-changing variety of indoor and outdoor activities in the midcoast region. Each season brings unique ways to explore our extraordinary state.

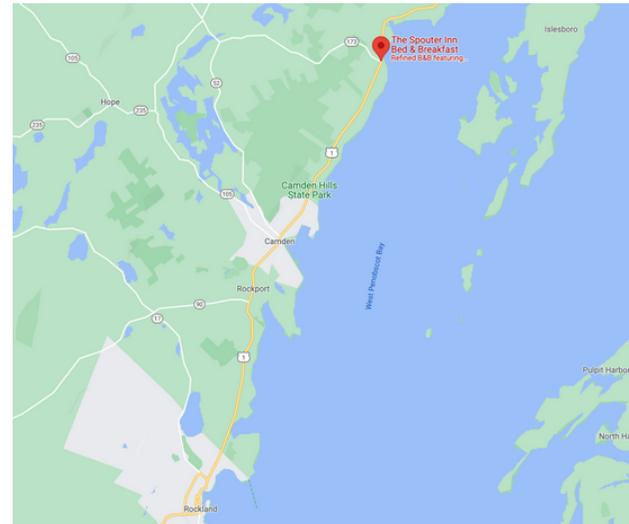
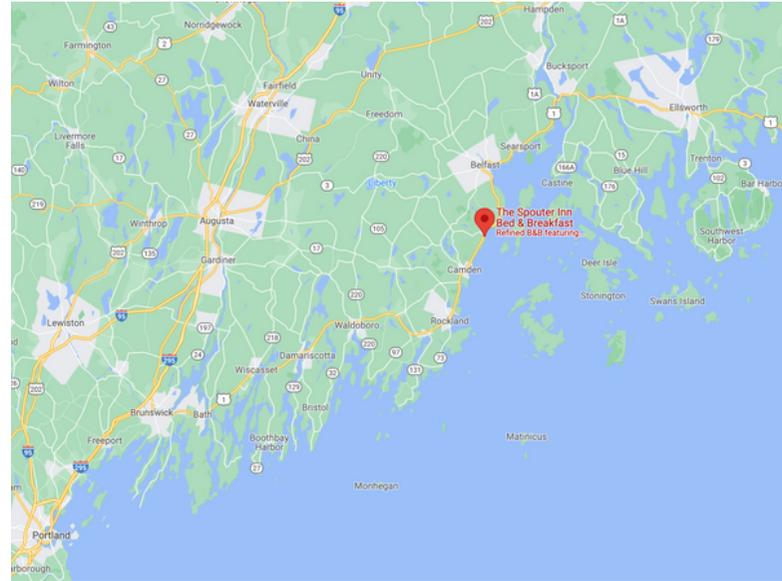
From walking to the Islesboro ferry to hiking, biking, kayaking and canoeing, swimming, antiques to skiing Mount Battie, and let's not forget experiencing Maine's constantly growing microbreweries and food scene! Day trips are easy from Spouter Inn, making it easy to use the inn as home base and not live out of a suitcase from town to town!

The inn is located:

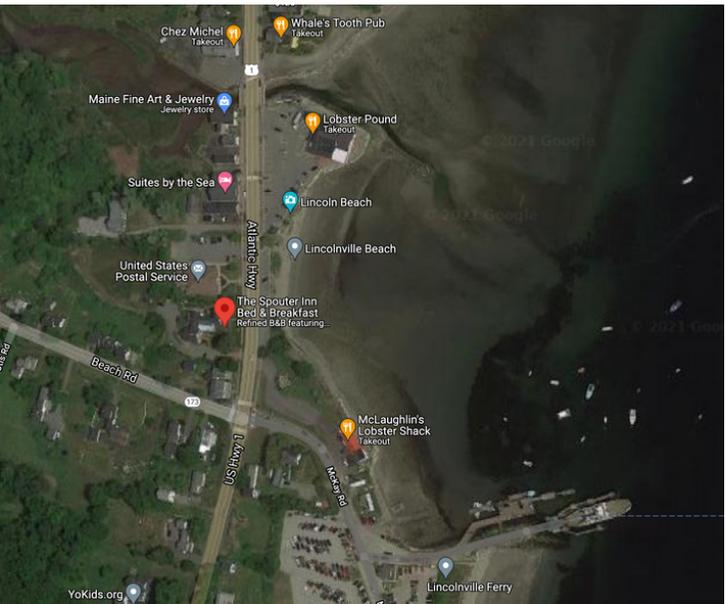
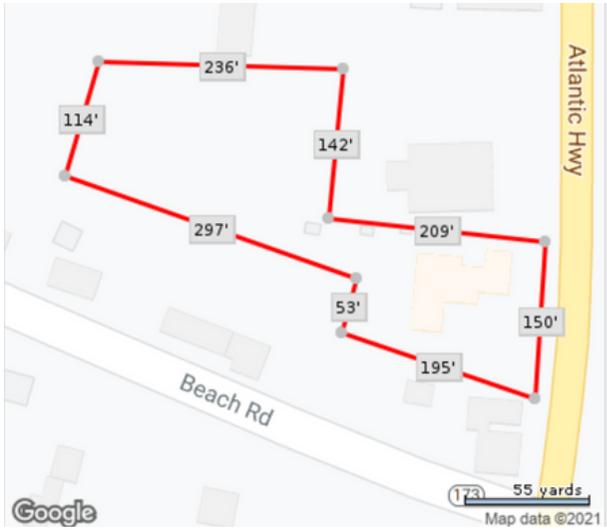
- 70 miles to Freeport
- 5 miles to Camden
- 13 miles to Rockland
- 70 miles to Bar Harbor/Acadia National Park
- 50 miles to Boothbay Harbor
- 87 miles to Portland
- 46 miles to Bangor
- 114 miles to Kennebunkport
- 135 miles to Moosehead Lake

Directions:

Follow Route 1 to Lincolnville Beach and the inn sits across from the beach, next to the post office. You won't miss the beautiful red barn doors!







The first floor offers a lovely open reception/multipurpose room, with dining and lounge seating and a warm ceramic tile floor. There are two comfortable living rooms, one with a fireplace, and a spacious dining room with charming bar. There is also a guest powder room off one of the living rooms.

The inn's kitchen is very large, with wood plank flooring and offers two different areas in which to cook - one area with a gas stove, griddle and grill, the other with ovens, the baking and cooking sections! There are two sinks, a dishwasher and In the middle of the kitchen is a very large center island, with ice maker, and plenty of counter space! The kitchen also has a wood stove! It's a large, yet very cozy space.

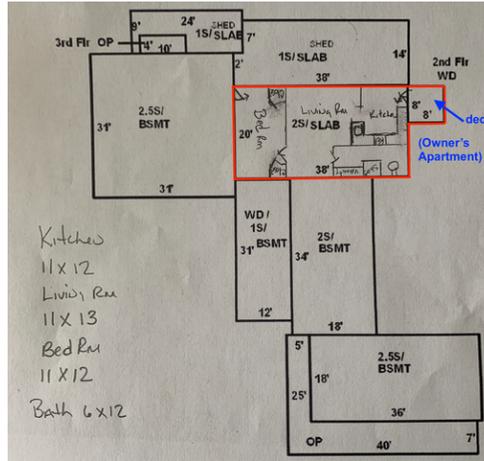


The newly renovated owner's apartment is on the 2nd floor and is approximately 20x38' with an 8x8 private deck. It is a one bedroom, one bath, full apartment.

There is a small open floor plan living room with a wood burning fireplace, kitchen with granite and tile floor, with hardwood in the living room, bedroom and tile in the bath.

There is also a first floor, spacious private den off the inn's kitchen for owners or staff.

OWNER'S QUARTERS





SPOUTER INN

LINCOLNVILLE BEACH, 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 \$1,795,000

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

FINANCIALLY VIABLE OFFERING. 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) October 6, 2021
To
Name of Buyer(s) or Seller(s)
Linmar, LLC/Linda and Marc Impagliazzo
by Dana Moos
Licensee's Name
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.

Public Detail Report

MLS #: 1514612

County: Waldo

List Price: \$1,795,000

Status: Active

Property Type: Commercial

Original List Price: \$1,795,000

Directions: Follow Route 1 to Lincolnville Beach and the inn sits across from the beach, next to the post office. You won't miss the beautiful bed barn doors!



2506 Atlantic
Highway
Lincolnville, ME
04849

List Price: \$1,795,000
MLS#: 1514612



General Information

Year Built +/-: 1832

Lot Size Acres +/-: 1.39

Sqft Fin Total +/-: 6,375

Sub-Type: General Commercial

Land Information

Leased Land: No

Waterfront: No

Water Body: Penobscot Bay

Zoning: GD-RES

Surveyed: Unknown

Water Views: Yes

Water Body Type: Bay; Ocean

Zoning Overlay: Unknown

Lot Size Acres +/-: 1.39

Bank Owned REO: No

Interior Information

Leases: No

Total # Floors: 3

Year Built +/-: 1832

Total SqFt: 6,375

Year Renovated +/-: 2021

Property Features

Building Features: Generator; Storage; Water Radon Mitigation System

Basement: Bulkhead; Crawl Space; Full; Partial; Slab; Sump Pump; Unfinished

Heat System: Baseboard; Hot Water; Multi-Zones; Radiator

Parking: 11 - 20 Spaces; On Site; Paved

Construction: Post & Beam; Wood Frame

Heat Fuel: Oil; Propane

Location: Business District; Water View

Foundation: Poured Concrete; Stone

Water: Private; Well Existing on Site

Electric: Circuit Breakers

Materials: Clapboard; Fiber Cement; Shingle Siding

Sewer: Private Sewer; Public Sewer

Gas: Bottled

Roof: Composition; Fiberglass; Flat; Membrane; Shingle

Tax/Deed Information

Book/Page

4298/225

Full Tax Amt/Yr: \$12,264/ 2021

Map/Block/Lot:

1//63

Deed/Conveyance Type Offered: Warranty

Tax ID: LINE-000001-000000-000063

Remarks

Remarks: With ocean views from every room, the Spouter Inn Bed & Breakfast is a beautiful Colonial-style home built in 1832. It is situated on 1.5 acres with gorgeous flower gardens, rocking chairs on the front porch and a conversational fire pit, all located directly across from Lincolnville Beach. The Spouter's 8 guest rooms all offer private bathrooms, some with Jacuzzis and fireplaces. Restaurants, shops along the beach, and the ferry out to Islesboro are all in close proximity. Vacationing along the Lincolnville corridor provides for time to rest and relax, enjoy the beach, explore the coast, and time to appreciate all that Mid-Coast Maine has to offer. The guest rooms have individual charm and personality to meet the needs and comfort of their guests. 8 relaxing and romantic rooms, all with ocean views and baths en-suite. The uniqueness of each room identified by their nautical names including: the Crow's Nest Suite, Captain's Quarters, Harbormaster's Quarters, Chart Room, Navigator's Quarters, Helmsman's Quarters, First Mate's Quarters and the Fo'c'sle. The 1st floor offers a lovely open reception/multipurpose room, with dining and lounge seating and a warm ceramic tile floor. 2 comfortable living rooms (1 with a fireplace) and a spacious dining room w/ charming bar. There is also a guest powder room off one of the living rooms. The inn's kitchen is very large, with wood plank flooring and offers 2 different areas in which to cook - one area with a gas stove, griddle and grill, the other with ovens, the baking and cooking sections! There are 2 sinks, a dishwasher, and in the middle is a very large center island, with ice maker and plenty of counter space! The kitchen also has a wood stove. The owner's quarters is a newly renovated 1-bedroom apartment with hardwood floors, granite kitchen, bath, living room, fireplace, deck; in addition, there is a private sitting room off the kitchen and 1 additional bedroom w/ partially finished bath room.

LO: Swan Agency Real Estate

Listing provided courtesy of:



Dana Moos
Swan Agency Real Estate
43 Cottage Street
Bar Harbor, ME 04609
207-266-5604
207-288-5818
dana@danamoos.com
http://danamoos.com



Prepared by Dana Moos on Friday, November 12, 2021 3:27 PM.

Spouter Inn –Improvements

Renovations

2019 - 2021

Laundry Room -

2 Washing machines – added new plumbing - 2021

2 Propane dryers – 2019 and 2021

Painted

New shelving

TV

Updated Fire Alarm System (located in laundry room closet)

Office

Painted

Kitchen Pantry

New upright Freezer – 2021

Painted

Kitchen

Commercial refrigerator – 2021

Electric griddle – 2021 (just purchased this last week, it's in addition to the other griddle)

Dishwasher – 2021

Ice machine – 2021

Microwave – 2019

All new dinnerware/glassware

Tablecloth/napkins

Breakfast Area

Build in reception desk – 2019

Sofa Table – 2021

Refinished window benches – 2019

Painted – 2019

New microwave – 2019

Bar Area

Built coffee bar – 2019

New wine refrigerator – 2021

New TV – 2021

12 new chairs (one table is in the basement with the chairs due to COVID and 6 ft apart) - 2019

5 new bar stools – 2019

Area rug - 2019

New wine/glass rack – 2019

Built Bar – 2019

New lighting – 2019

All room changes were made in 2019/2020

Living Rooms

Leather sofa and love seat
Upholstered sofa, love seat and chair
TV
Fireplace doors

Harbormaster Quarters

Painted walls, ceiling
2 Chairs
TV
2 Lamps
New heat system
Wall art
Blinds and curtains
Area rug

Fo'c'sle

Painted walls, ceiling
Blinds and curtains
Wall art
Chair
2 Lamps
Shower head/faucet
Sink faucet

First Mate

Wall art
Blinds and curtains
3 Lamps
Heat system
Sink Faucet
Ceiling fan

Navigator Quarters

Wall art
Blinds and curtains
2 Chairs
4 Lamps
Ceiling Fan
Sink Faucet
Heat system
2 End tables
Area rug

Chart Room

Blinds
2 Twin bed frames
Chair
2 Lamps
TV
Wall Art

Spare Room – not a guest room

Blinds
Toilet and Vanity
Tile Bathroom Floor
Painted

Hall Closet

Shelving

Helmsman Quarters

Blinds
Wall Art
2 Lamps
2 Chairs
TV

Captains Quarters

Blinds
TV
Wall Art
4 Lamps
3 Chairs
Area Rug in Bathroom
Bathroom mirror

Crows Nest

Blinds
Added dry bar with microwave and mini refrigerator
Wall art
4 Lamps
Fireplace mantel
TV
Love seat
2 Chairs
King Bed
2 Nightstands

All linens/towels have been upgraded to all of the rooms.

Basement 1

Camera

Basement 2

Hot water heater - 2020

UV light for water system - 2021

Pump for radon tank – 2021

Camera - 2019

Other

Septic system grinder pump – 2021

Owners Quarters – 2020 - \$7,300 Materials Only

Kitchen

Cabinets

Ceramic tile floor

Granite countertop

Sink

Stove

Refrigerator

Microwave

Lighting

Painted

Bathroom

Changed opening of doorway

Floor

Vanity/Sink

Toilet

Shower door

Painted

Living Room

Ceiling fan

Painted

Bedroom

Lock on door

Bedroom lighting

Painted

Outside

Added outside firepit area with conversation area – 2019

4 Rocking Chairs – 2021

4 Wooden Chaise Lounge – 2021

Replaced all shutters – 2021

New roof above Navigator and the First Mate - 2021

Trim work