



THE MAINE INN TEAM
SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES

WINDWARD COTTAGES



28 WESTERN BAY RD, BAR HARBOR, MAINE
OFFERED AT \$4,000,000



Located on a secluded 10.5 acre parcel of ocean front property and situated well away from traffic, the cottages offer a relaxed atmosphere with 2-3 bedrooms and fully stocked kitchens. All have beautiful ocean views of Clark's Cove on Western Bay and are within 175' of the high tide water line. The sunsets from Windward Cottages are just spectacular!

Seals are often spotted around this area of the island. The Western side of Mount Desert Island is home to beautiful Indian Point Blagden Preserve, Pretty Marsh, Seal Cove, Bass Harbor Lighthouse, Seawall (which is part of Acadia National Park) and Southwest Harbor. Several hiking trails of Acadia National Park are also found on this side of the island and are often not as crowded, but are no less impressive in the trails themselves or the views.

Windward Cottages has enjoyed a solid repeat clientele and offers a buyer a great deal of upward potential to expand this turnkey business and take it to the next level, even just by increasing rates to remain competitive, implementing online reservations, creating a new website and social media marketing. Two and three bedroom cottages with kitchens on the ocean have become increasingly in demand.

The Founder's Cottage is an ocean side vacation rental situated on the quiet shores of Bar Harbor's Western Bay where the view is beautiful and the amenities can't be beat!

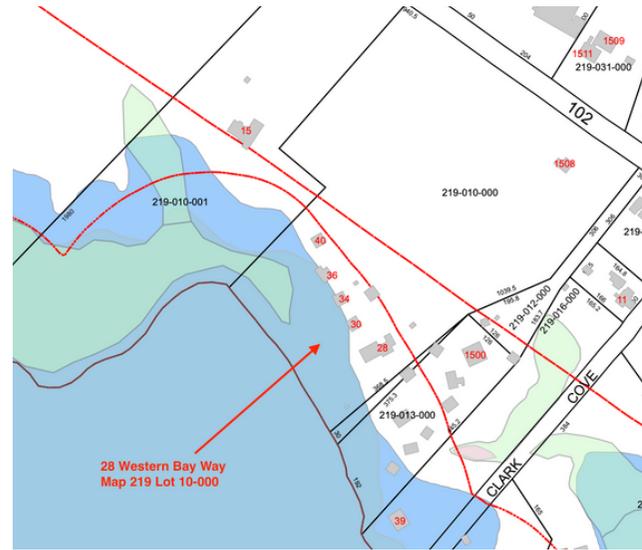
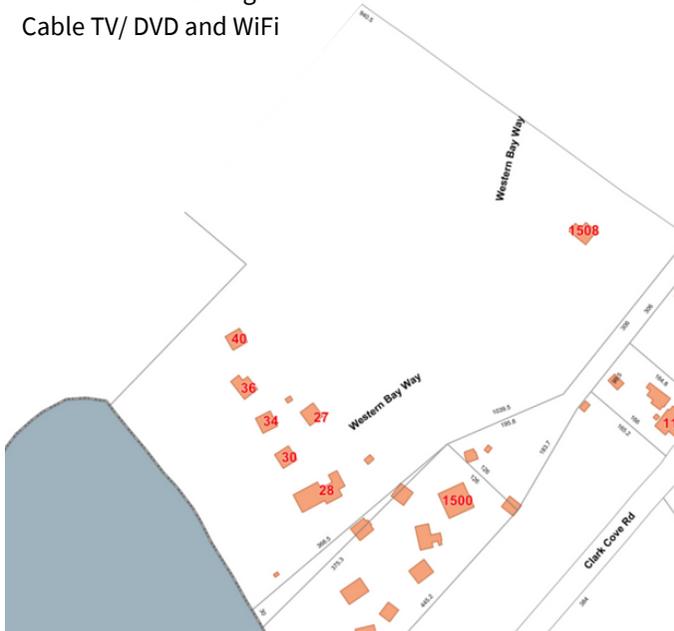
Guests can enjoy the luxury of 1,700 spacious sq. feet of vacation paradise and indulge in a multitude of amenities at Founder's Cottage, including a beautiful granite-surround gas fireplace, as well as a dishwasher and washer/dryer, cable TV/DVD, an enclosed, sun porch, outdoor deck and BBQ gas grill.

In addition to the eat-in kitchen, Founder's Cottage offers a formal dining area that easily seats 6-8 people. The layout includes two bedrooms; one is a spacious king bedroom and the second bedroom has a pair of twin beds. In addition, the enclosed sun porch has a daybed and can be closed off and used as a third bedroom. The cottage has two bathrooms; one full bath and a second, large bathroom with a 5 ft. walk-in shower. Cottages 1, 2, 3, & 5 have identical interior footprints and similar furnishings including two bedrooms with a pair of twin beds. Cottage 4 has three bedrooms. All cottages have a full bath with a combined tub and shower.



PROPERTY DATA

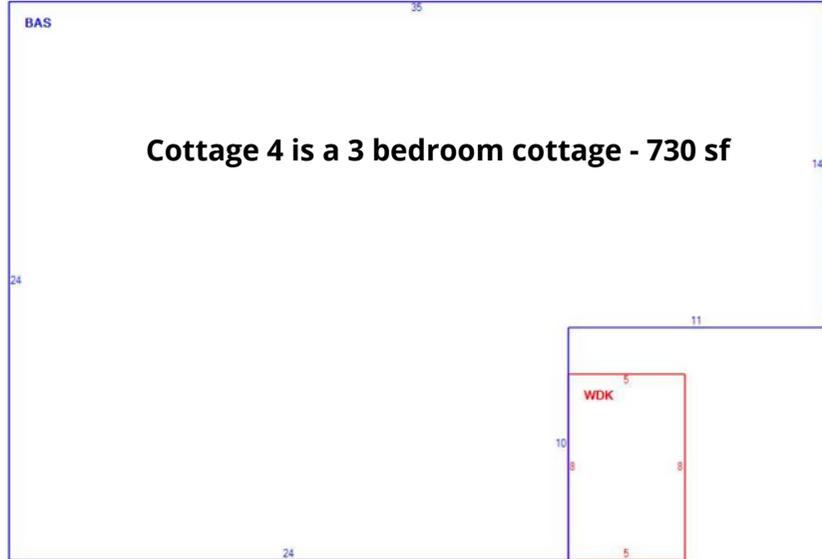
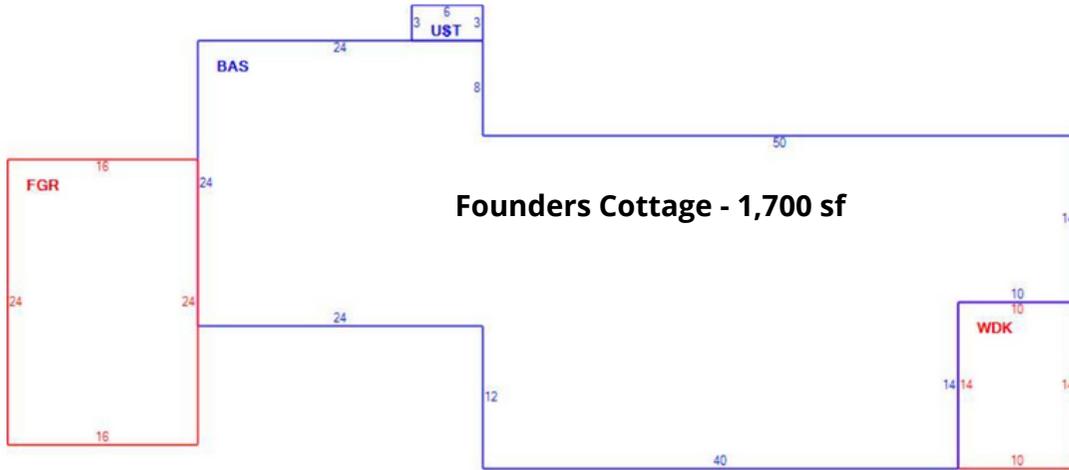
- 28 Western Bay Road, Bar Harbor, ME 04609
- Map 219, Lot 10-000
- Book 2388 Page 161 Hancock County Registry of Deeds
- 10.51 acres with approximately 450 feet of water frontage on Clark Cove in the Western Bay and Mt. Desert Narrows
- There are 6 **year round** cottages - The first 3 cottages were added in 1973-75 and 2 more in the 80s. Founders Cottage dates to the late 1980s. In addition, there is a small house built in 1900 situated at the top of the property closer to the road that is used for storage and needs full renovation to be habitable.
- Two canoes and two kayaks convey
- Every cottage has its own outdoor BBQ gas grill and a kitchen equipped with: bed linens and bath towels, Refrigerator, Microwave, Coffee Maker, Electric Stove/Oven, Bakeware, Toaster, Dinnerware, Pots, Pans, Lobster Pot, Dish Detergent, Dish Towels, Utensils,
- 2021-22 Real Estate Taxes \$14,198
- Private sewer, private well water
- Heat: oil fuel, forced hot air
- Exterior: wood siding
- Cable TV/ DVD and WiFi



There are development opportunities to expand this business and property and add cabins, yurts, tent platforms behind the existing cottages.









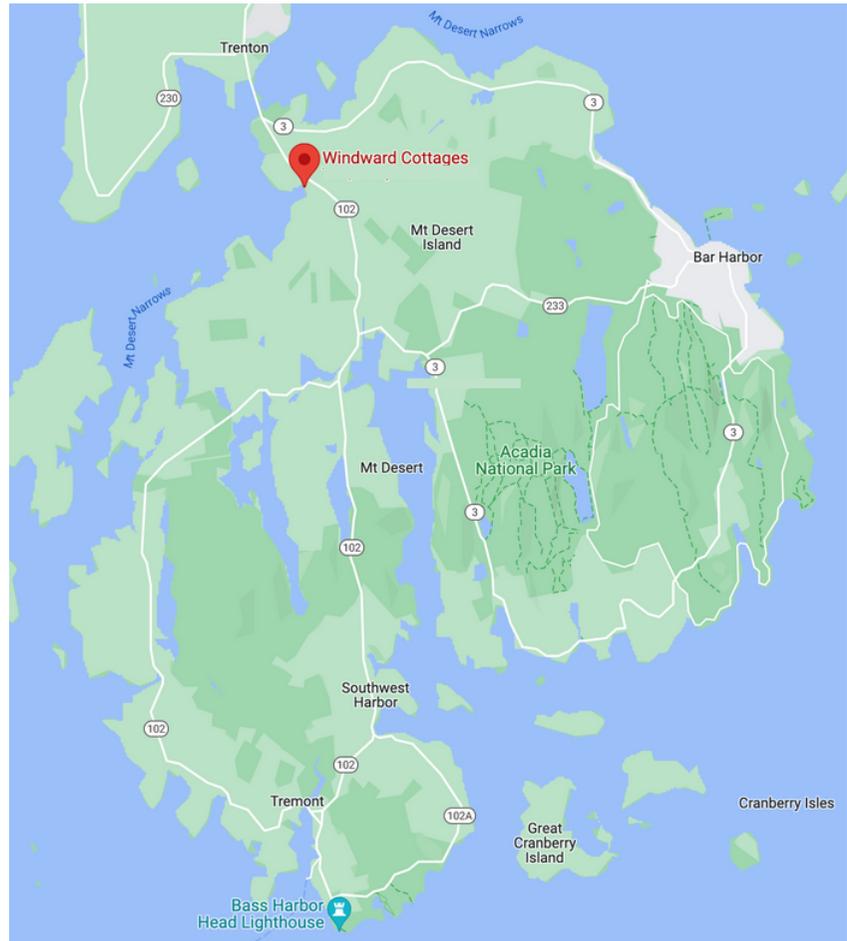
LOCATION

Bar Harbor is a town on Mount Desert Island along Maine's Frenchman Bay. It serves as a gateway to the mountains and cliffs of neighboring Acadia National Park. Towering over the park, Cadillac Mountain has trails and views of the town, the bay and the Cranberry Islands. Sand Beach is ringed by mountains. From the town pier, the Shore Path winds along the bay overlooking the Atlantic Ocean and the Porcupine Islands. The western side of the island offers a respite from the busier eastern side, but no less beauty, with hiking trails within Acadia, to small coves dotted with lobster boats.

Hiking, biking, bird watching, kayaking, boating, sailing, whale watching, sightseeing, listening to concerts, exploring art galleries, antiquing, exploring islands and lighthouses by foot, car, and boat are all area activities that guarantee guests will leave filled with the wonder of Mount Desert Island, Bar Harbor and Acadia National Park.

Windward Cottages is located:

- 4.5 hours from Boston
- 3 hours from Portland
- 2 hours from Augusta
- 2.5 hours from Boothbay Harbor
- 1.5 hours from Camden
- 1 hour from Bangor
- 50 minutes from the Schoodic Peninsula
- 40 minutes from Blue Hill
- 20 minutes from Ellsworth



WINDWARD COTTAGES BAR HARBOR, MAINE



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ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

LIST OF PROPERTY IMPROVEMENTS

SELLER'S PROPERTY DISCLOSURES

For more information or to schedule a showing contact
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FINANCIAL STATEMENTS PROVIDED TO QUALIFIED BUYER WITH SIGNED NON-DISCLOSURE AGREEMENT