



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

**PROUDLY INTRODUCES**



*Waldo Emerson*  
INN





OFFERED AT \$1,950,000

# LOCATED IN SOUTHERN MAINE'S ICONIC TOWN OF KENNEBUNK





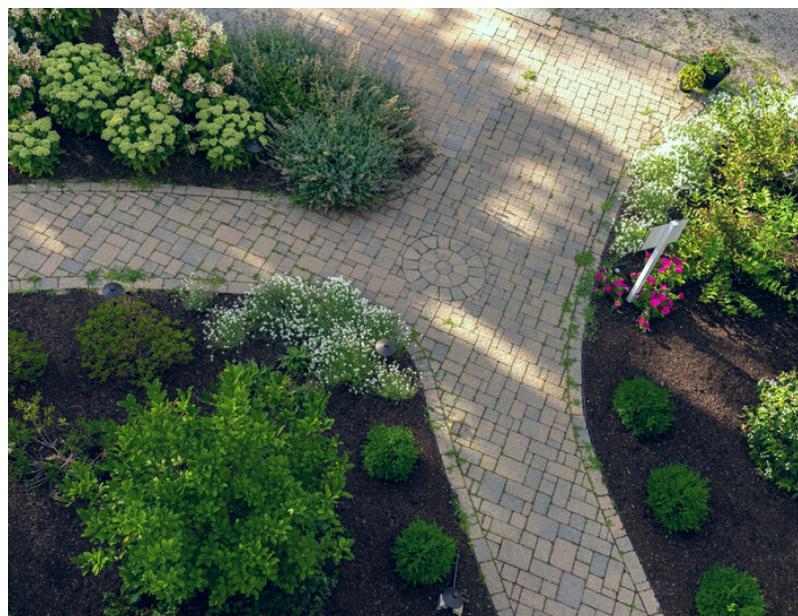
Built in 1753, This historic inn is one of the most romantic destinations in the Kennebunks. Named one of Yankee Magazine's Coziest Inns. it combines historical charm with refined elegance.

Formerly a ship builders mansion, the house includes a keeping room, a room directly off the kitchen typical in Colonial era homes.

In addition, the Inn has two spacious guest parlors to enjoy a good book from the Book Bar or sip a glass of wine from the Honor Bar. Multiple indoor and outdoor seating areas allow for various options for breakfast and lounging.

Situated just 2 miles from the heart of Kennebunkport it offers guests a quiet reprise from the hustle and bustle of Dock Square All 6 guest rooms are charmingly decorated with attention to comfort and details, including fireplaces in four of the rooms.

All six guest rooms have ensuite baths. This main house also includes a three room owner/innkeeper suite on the 3rd floor. Additionally, the property has a detached carriage house that functions as two separate, 2-bedroom apartments, currently used as AirBnB in the summer and long-term rentals in winter.





# HISTORY OF THE INN



Situated on an acre of land, this original Dutch gambrel was constructed by Waldo Emerson in 1753. He was the great uncle to Ralph Waldo Emerson who is rumored to have spent 10 summers at the house.

The house was later inherited through marriage by Theodore Lyman, who added the enormous addition in 1784 as a wedding gift for his wife. Former owners made a fortune as shipbuilders on the Kennebunk River behind the house, so elaborate houses were within their means.

George Bourne, a former resident, built the famous Wedding Cake house next door for his second wife. The Waldo Emerson Inn was also a stop along the Underground Railroad.



## Waldo Emerson Inn

108 Summer Street, Kennebunk, ME 04043

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 Kennebunk.

### Directions from Portland:

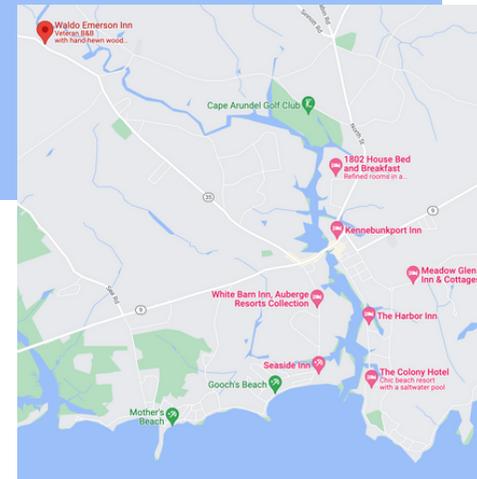
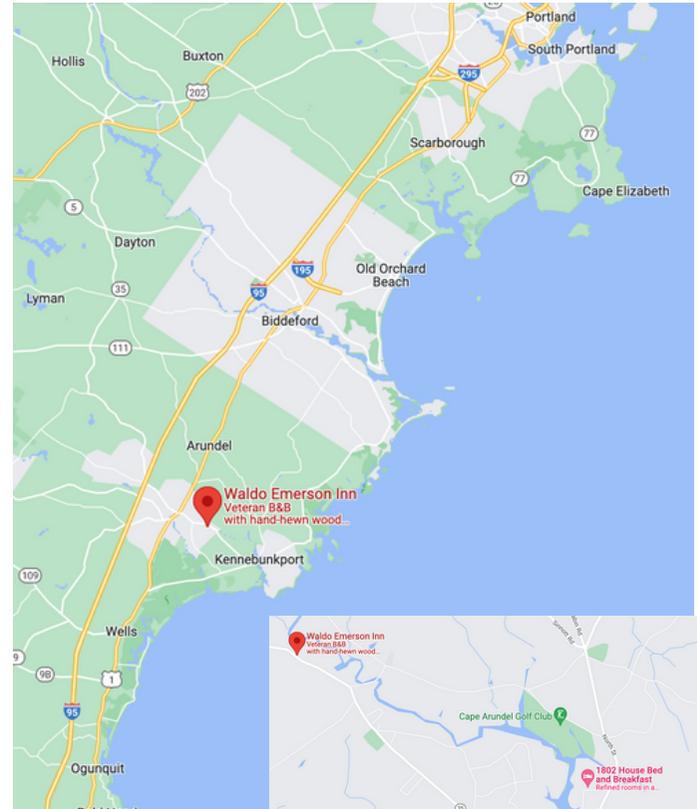
From the Portland Jetport, follow Rt 1 S about 15 miles to Rt 9 that leads directly into Kennebunk.

### Local Attractions:

The Waldo Emerson Inn is just 2 miles to downtown Kennebunkport, where shops, restaurants and galleries abound!

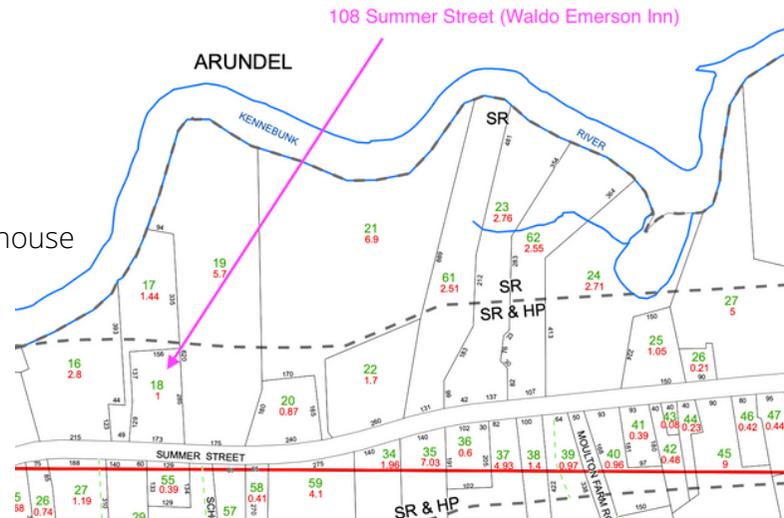
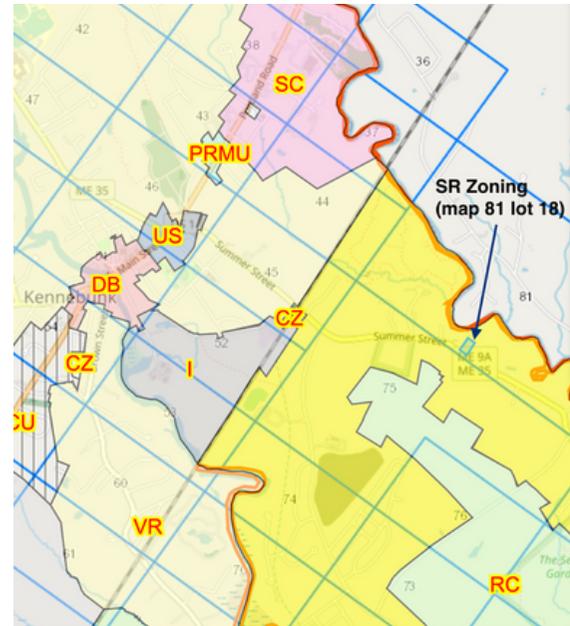
And the local beaches, hiking, whale watching, nearby museums and nature preserves will keep guests busy all year long.

## LOCATION



# PROPERTY DATA

- Main house built in 1753, addition of the carriage house in 1994 and lower level of the carriage house built out in 2019. The house was converted to a bed and breakfast in 1984
- Lot size: 1.00 acre
- Square footage: 4,789
- 6 guest rooms in the main inn with private baths
- Common areas include reception/multipurpose space, dining area, two parlors,, exterior patio and ample seating throughout the lawn area
- Floors are hardwoods and carpet
- 8 fireplaces - 4 in guest rooms, 1 in each parlor (the front parlor has a gas stove), dining room and wood stove in the kitchen
- 3 room owner's suite with private bath
- Laundry on site with 1 washer and 2 dryers in the main house
- Carriage house with two 2-bedroom apartments each with bath, full kitchen, and washer/dryer
- Public water with filtration system
- Private sewer
- Onsite parking for 12 cars
- Exterior: Wood frame, shingles
- Hot water baseboard heat, A/C units
- Oil Heat for carriage house/bottled propane for main house
- Map 81, Lot 18
- 108 Summer Street, Kennebunk, ME 04043-6620
- Book 17581 Page 488, York County Registry of Deeds
- Zoning SR (Suburban Residential) with Historic Preservation (HP) overlay
- 2021-2022 Real Estate Taxes \$8,440.28



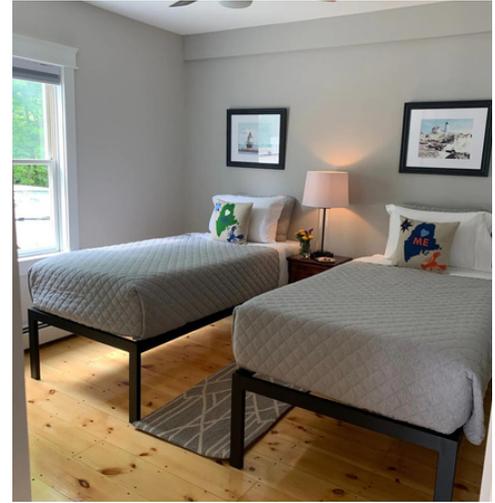
# CARRIAGE HOUSE APARTMENT

The Carriage House apartment is on the 2nd floor and offers 2 bedrooms, 1 bath, washer/dryer with full kitchen...has a private entrance and currently functions as a short-term rental in summer and long-term rental in winter.



## CARRIAGE HOUSE - EMERSON COTTAGE

Completely renovated in 2020, this new modern farmhouse-style cottage has 2 bedrooms, 1 bath, washer, dryer and a lovely kitchenette. Guests have use of the entire cottage located on the ground level of the Carriage House with a private entrance, and full access to beautiful Waldo Emerson grounds and gardens.



## THE INN'S KITCHEN

The inn's open kitchen is a welcoming space with its wood stove and warmly painted wood clad walls, beautiful hardwood floors and exposed beams. The gas range is in the island facing the seating area which is conducive to enjoying your time with guests while you are cooking!



## OWNER'S QUARTERS

The owner's quarters is private space on the 3rd floor of the inn and offers 3 rooms with full bath and can be configured in multiple ways.



# PROPERTY IMPROVEMENTS 2017-PRESENT

YEAR	AREA AND IMPROVEMENT	COST	TOTAL
<b>BASEMENT</b>			
2018	Water Filtration System	\$5,200	
2018	New Oil Tank	\$3,000	
2018	New Stairs	\$500	
2018	Upright Freezer	\$500	
2018	Refrigerator	\$500	
2019	Commercial De-Humidifier	\$1,800	
2021	Conversion from Oil to Propane, New Boiler	\$25,000	
			\$36,500
<b>LANDSCAPING AND EXTERIOR</b>			
2018	Back Patio	\$7,500	
2018 / 2019	Signage (parking / directional)	\$7,500	
2019	New Trex Entrance Steps	\$4,000	
2019	6 New Polywood Chairs and Firepit	\$2,500	
2019	Entrance Redesign and Plant Transfer	\$21,000	
2019	Granite Lamp Posts	\$1,900	
2019	Outside Electrical and Lighting	\$8,200	
2021	Front Island Redesign and Plant Transfer	\$9,000	
2021	3 Raised Cedar Beds	\$3,500	
2021	New Shutters on all windows	\$4,000	
2022	Front Fence	\$4,000	
2022	New Storm Door for Front Parlor (on order)	\$1,800	
			\$74,900
<b>CARRIAGE HOUSE</b>			
2018/2019	Lower Level Conversion to 2 Bedroom Suite	\$80,000	
2018	Upper Level Apartment - New Refrigerator, New W/D, Closet	\$4,000	
2018	Egress Back Stairs from 2 <sup>nd</sup> Floor	\$7,500	
2021	New Siding and New Anderson Windows and Door	\$30,000	
2021	New Range	\$600	
2022	New Dishwasher	\$500	
			\$122,600
<b>TOOLSHEED (converted to extended laundry / storage room)</b>			
2018	Electrical - installed new electrical and panel	\$3,500	
2018	New Commercial Dryer	\$1,000	
2018	Floating Floor	\$1,000	
			\$5,500
<b>MAIN HOUSE*</b>			
2017	Blue Parlor / Dining Room Remodel	\$7,500	
2017	3rd Floor Remodel - Floors / Walls / Carpet / Window Treatments	\$4,500	
2018	Gas Wood Stove - Front Parlor	\$4,500	
2017 - 2018	Multi-Room Updates (wallpaper removal, refinishing floors)*	\$8,500	
2017 - 2019	New Furnishings - tables, beds, lamps, etc	\$10,000	
2019	Sonos and Security System (3 Nest Cameras)	\$3,200	
2018-2019	Guest Room SmartTVs and Amazon Echoes	\$2,000	
2017 - 2018	Upgraded all linens (Comphy) and towels (Turkish Towel Co)	\$6,000	
2019	New Windows - Waldo's Retreat	\$3,500	
2020	Kingsbury Room - Total Renovation and New Bathroom	\$15,000	
2020	Sweet Haven Bath Update - Tub Reglazing, New Tub Door, Toilet	\$4,500	
2020	Bourne and Lyman Bathroom Updates - Shower Doors, Toilets	\$1,500	
2020	New Seamless Gutters	\$600	
2021	New Kitchen Floor, New Appliances (Range, Fridge, Dishwasher)	\$12,000	
2021	Bourne Room Remodel	\$12,000	
2021	Electrical Upgrades	\$3,000	
2022	New Furnishings - beds, mattresses, lamps	\$3,000	
			\$101,300
<b>TOTAL PHYSICAL UPGRADES TO DATE</b>			<b>\$340,800</b>

\* Kitchen, Dining Room Entry, Blue Parlor, Hallway

Additional investments:  
New Website and Rebranding (2018) \$18,500



# WALDO EMERSON INN

## KENNEBUNK, MAINE



ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

INVENTORY OF PERSONAL PROPERTY

SELLER'S PROPERTY DISCLOSURES

OFFERED AT \$1,950,000

For more information or to schedule a showing contact Dana Moos 207.266.5604

[dana.moos@swanagency.com](mailto:dana.moos@swanagency.com)

or Diane Pace 781-910-4251. [diane.pace@swanagency.com](mailto:diane.pace@swanagency.com)

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