



proudly introduces



VACATION RENTALS NEAR PEMQUID BEACH

In New Harbor, Maine

Offered At \$1,250,000



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SWAN AGENCY

HOSPITALITY INVESTMENT BROKERAGE

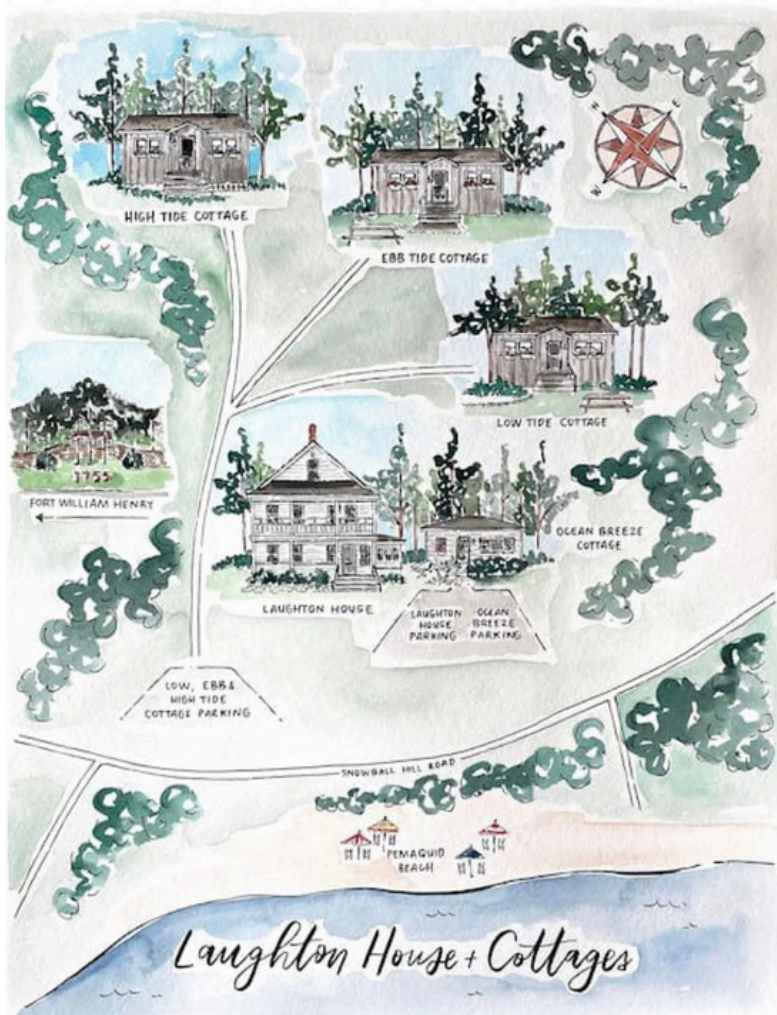
Welcome to *Laughton House & Cottages*

LH&C comprised of 5 individual units located just steps from Pemaquid Beach and Fort William Henry.

- **Laughton House** (the year round main house) with 4 bedrooms, 2 baths, spacious, light filled living room, dining room, kitchen and laundry.
- **Ocean Breeze Cottage**, seasonal cottage with 2 bedrooms, full kitchen, sitting area
- **High Tide Cottage, Low Tide Cottage, and Ebb Tide Cottage**, all seasonal cottages with 1 bedroom, full kitchen, sitting area

Laughton House & Cottages is situated in one of Maine's most desirable coastal regions, offering both accessibility and strong guest appeal. The property is conveniently located near New Harbor, Pemaquid Point, Boothbay, Rockland, and Camden, providing a range of day-trip opportunities.

Guests can walk directly from the inn to the rugged granite shoreline and the iconic, sandy Pemaquid Beach. Combining classic coastal scenery with easy access—including Portland just 90 minutes away—the location serves as an ideal base for both short-term getaways and extended stays.



Why Guests Choose New Harbor, Maine — and Why It Matters for Investors

Peak High Season Demand

Proximity to Pemaquid Point Lighthouse and Pemaquid Beach ensures a steady flow of seasonal visitors. And strong summer occupancy rates driven by families, lighthouse tourism, and beachgoers.

Authentic Working Harbor Experience

Guests value the charm of an active lobster fishing village—a differentiator from more commercialized towns. Access to fresh lobster, boat tours, and waterfront dining enhances guest satisfaction and repeat business.

Gateway to Monhegan Island

New Harbor is one of the most popular departure points for ferries to Monhegan Island, a top destination for artists, hikers, and day-trippers. This creates consistent lodging demand from ferry passengers before and after trips.

Central Midcoast Location

Convenient access to Boothbay, Rockland, and Camden makes New Harbor an ideal home base for exploring. Just 90 minutes from Portland, making it accessible for both regional travelers and those flying in.

Appealing Scenery and Outdoor Recreation

Rugged shoreline, iconic lighthouse views, and abundant wildlife ensure strong appeal for photographers, outdoor enthusiasts, and eco-tourism markets. Kayaking, hiking, boating, and birdwatching drive off-peak and shoulder season bookings.

Niche Market Advantage

Smaller, less commercial destination compared to Boothbay or Camden, appealing to travelers seeking authentic, low-key coastal Maine. Reduced competition from chain hotels; market favors boutique inns, B&Bs, and cottage rentals.

Multi-Season Opportunity

Summer: highest demand for beach and lighthouse tourism. Fall: leaf-peeping and coastal getaways maintain occupancy. Shoulder Seasons: quiet, retreat-style stays appeal to couples and travelers looking for off-peak value. This framing shows buyers that New Harbor isn't just "charming" — it's a proven demand driver with a mix of iconic attractions, strong seasonal traffic, and niche market positioning that supports consistent occupancy and rate growth.



Property Data

- 201 Snowball Hill Rd, New Harbor, Maine 04554
- Book 5728, Page 105, Lincoln County Registry of Deeds
- Year Built

Main House: 1920

Cottages: 1950 High, Low, Ebb, and 1977 Ocean

Breeze

- Bristol Tax Map 27, Lot 10
- 1.75 acres
- Building Sizes
 - Laughton House: 1,812sf
 - High Tide: 364sf
 - Ebb Tide: 364sf
 - Low Tide: 392sf
 - Ocean Breeze: 540sf
- 2025 Real Estate Taxes \$4,482.10

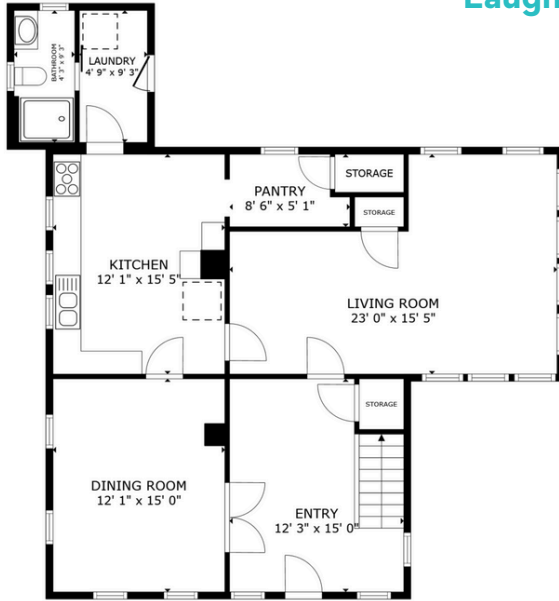


Property Data (continued)

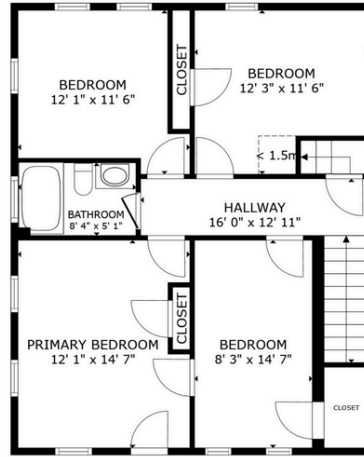
- 5 guest units: year round main house with 4 bedrooms, 2 baths, kitchen, living, dining; three 1 bedroom cottages and one 2 bedroom cottage, each with outdoor seating and grill (cottages are seasonal)
- Room on the land for a small expansion to add cottages, subject to expanding the septic system (noted in areas with blue stars)
- Air Conditioning: AC units/mini splits
- Heat System: hot water baseboard, direct vent
- Heat fuel: propane and oil
- Water/Sewer: Private well/septic
- Unfinished basement in the main house, interior and bulkhead entry
- Siding: clapboard, shingle, wood
- Foundation: main house: stone & poured concrete; seasonal cottages: post foundation
- Parking onsite for 11 cars (gravel/unpaved) with EV Charger



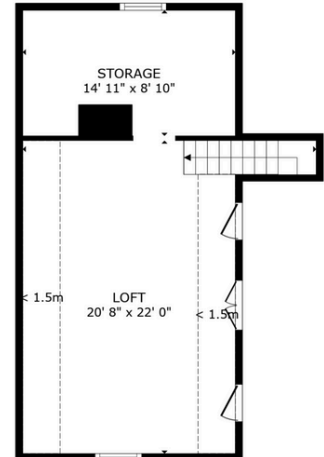
Laughton House Floor Plans



FLOOR 1



FLOOR 2

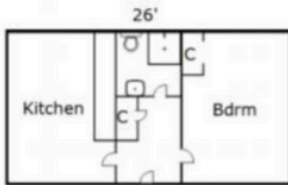


FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 1,016 sq.ft. FLOOR 2 751 sq.ft. FLOOR 3 370 sq.ft.
 EXCLUDED AREAS : REDUCED HEADROOM 116 sq.ft.
 TOTAL : 2,137 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

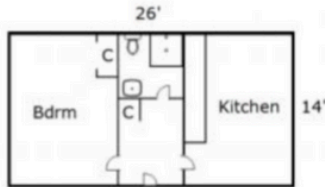
Cottage Floor Plans

(not to scale)



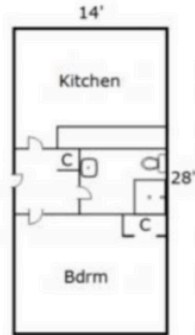
Cottage #4
[364 Sq ft]

Ebb Tide



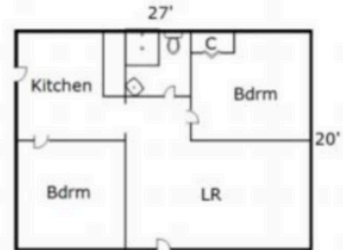
Cottage #3
[364 Sq ft]

High Tide



Cottage #2
[392 Sq ft]

Low Tide



Cottage #1
[540 Sq ft]

Ocean Breeze

Laughton House & Cottages was purchased in June 2021 and improvements have continued to present day.

2021

- Upgraded all cabin and main house entry locks to electric keypad entry locks and replaced every smoke alarm for enhanced safety
- Upgraded to a high-speed Wi-Fi system by installing Google Wi-Fi in the main house, with TP-Link extenders providing strong, reliable coverage to all three rear cabins. Also added a TP-Link Powerline system to deliver stable internet to the Ocean Breeze Cabin.
- Brightened cabin interiors by painting over dark wood with clean white finishes, greatly improving aesthetics and light
- Installed an energy-efficient hot water tank to enhance reliability and performance in the main house

2022

- Installed a high-resolution Google Nest security camera system providing full surveillance of both parking areas
- Completed major foundational repairs to Ebb Tide cabin and adjacent water tank shed, replacing some older structural support posts

2023

- Created a charming pebble patio area with picnic table at Ocean Breeze cottage, enhancing outdoor enjoyment for guests
- Installed new exterior solar pathway lighting across the property for improved safety, ambiance, and nighttime visibility
- Fully renovated bathrooms in all three small cabins and Ocean Breeze cottage with modern fixtures, new plumbing, custom flooring, and upgraded showers, sinks, and hardware
- Replaced large propane tanks behind Ebb Tide cabin, which had to be swapped manually with a dolly, with a professionally trenched underground gas line for continuous, reliable service to all cabins.
- Performed comprehensive tree work with safety assessment and removal of hazardous or overgrown trees

Laughton House & Cottages Improvements *(continued)*

2024

- Installed high-capacity, modern washer and dryer in the main house to enhance guest laundry convenience
- Installed smart Nest smoke detectors and thermostats to modernize safety and energy control in the main house
- Installed gravel and stone in the cabin parking area to create a dry, level surface, replacing the previous grassy and muddy area. Added clear parking signs to guide guests and improve usability.
- Replaced well pump to improve water delivery and reliability
- Installed durable storm and screen doors at both the main house (back door) and Ocean Breeze (front door) to improve airflow, comfort, and protection

2025

- Upgraded nearly all ceiling fixtures in the main house with stylish, energy-efficient lighting for a modern look
- Refreshed the exterior by professionally painting three sides of the main house
- Repainted floors throughout all cabins and the Ocean Breeze cottage, creating a clean, cohesive interior look
- Installed an electric vehicle (EV) charger at the front of the main house by cabin parking area for guest convenience and to attract EV driving guests
- Constructed a tasteful privacy fence in front of Ocean Breeze cottage patio for added seclusion and guest enjoyment
- Conducted a second (since owning the property) expert tree safety assessment and removed all identified at-risk trees across the property





THE MAIN HOUSE



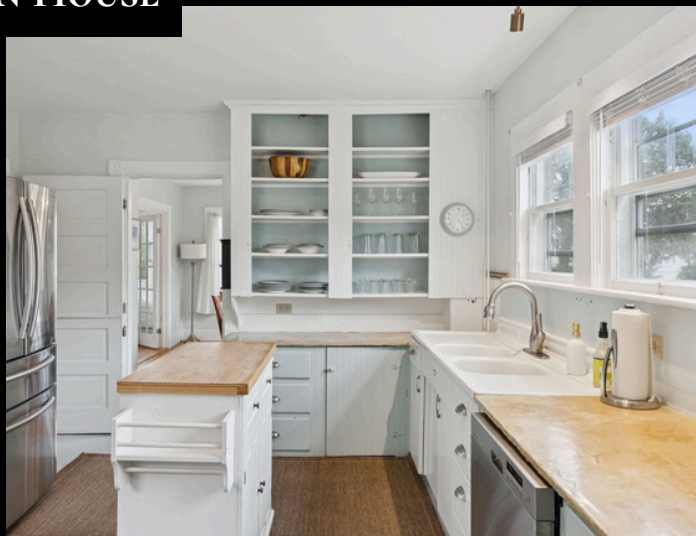
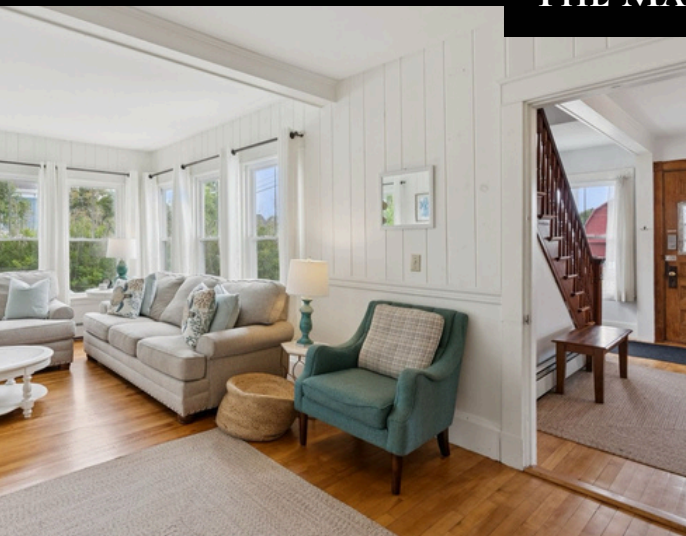


THE MAIN HOUSE





THE MAIN HOUSE



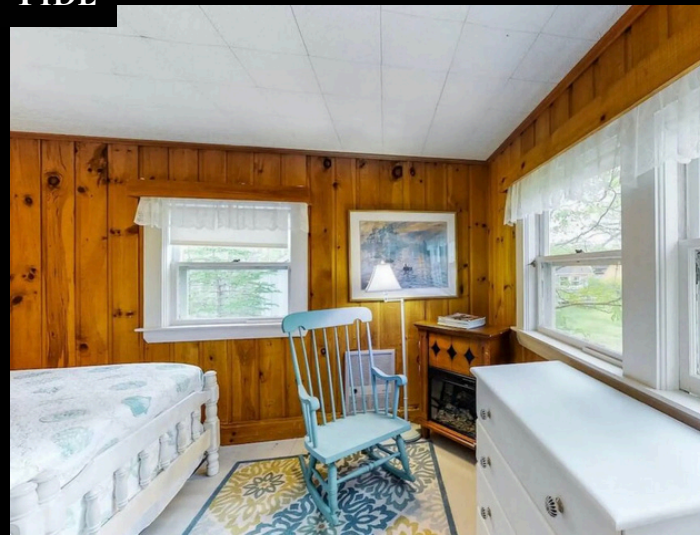
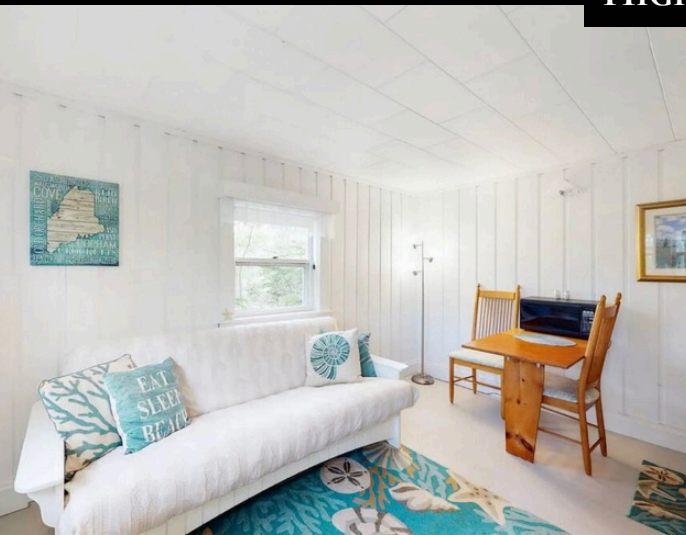


THE MAIN HOUSE





HIGH TIDE





LOW TIDE





EBB TIDE





OCEAN BREEZE





OCEAN BREEZE



Prime Midcoast Location

The midcoast location offers convenient access for day trips along the coast or inland exploration. The twin villages of Newcastle and Damariscotta sit at the gateway to the Pemaquid Peninsula, home to Pemaquid Beach, the iconic Pemaquid Lighthouse, and nearby Laughton House & Cottages. The peninsula itself is dotted with charming villages, boutique shops, and scenic vistas around every bend.

For water enthusiasts, there's a boat launch right in Damariscotta at the head of the peninsula. Guests can also enjoy The River Tripper, which offers sunset cruises, oyster and Champagne experiences, and oyster education tours along the Damariscotta River—adding unique activities that enhance the guest experience and drive repeat visitation.

The area hosts several popular events that attract visitors throughout the year. While the newer Oyster Festival draws crowds in the summer, it's the Damariscotta Pumpkinfest each October that truly stands out, bringing thousands of visitors to the region. The festival's pumpkin boat regatta has even made national news, highlighting the area's unique charm and tourism appeal. This annual event is a not-to-be-missed draw for both locals and travelers, contributing to strong seasonal demand for lodging and experiences.

Laughton House & Cottages is located:

25 minutes from Damariscotta

50 minutes from Boothbay Harbor

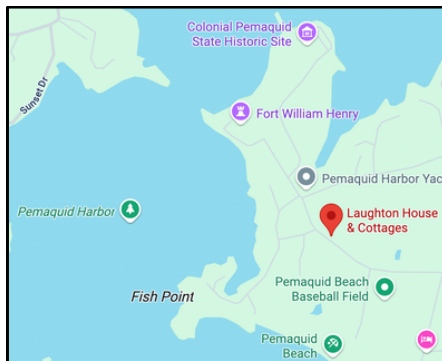
1 hour from Camden

1.5 hours from Portland

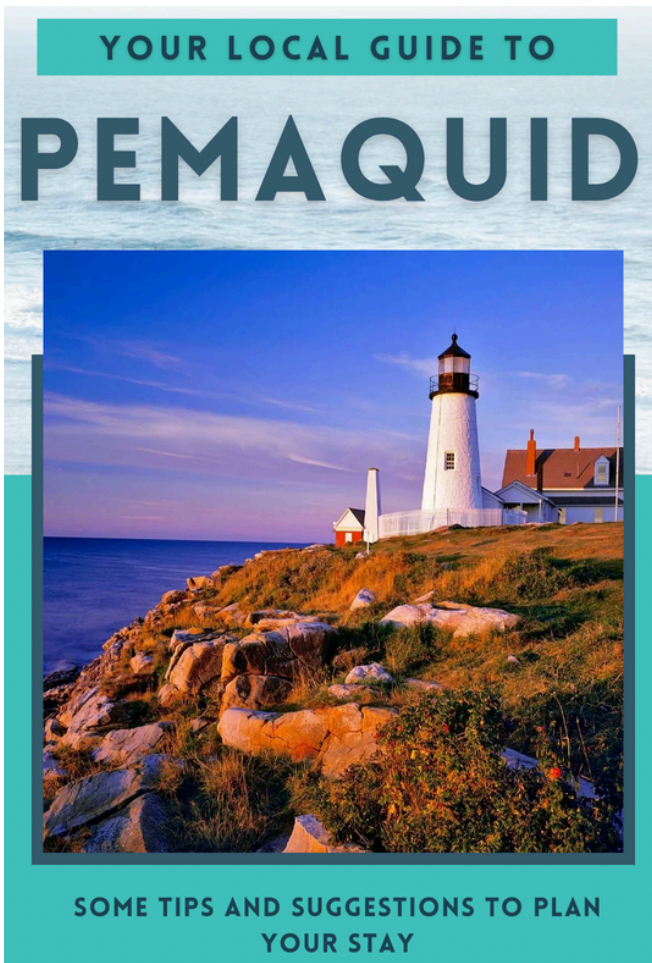
2.5 hours from Bar Harbor

3 hours from Boston

And just steps to the historic and popular Pemaquid Lighthouse!



To enhance the guest experience, Laughton House & Cottages provides visitors with a curated local guide. The following pages are an excerpt.



LOCAL THINGS *to do & see*

LAUGHTON HOUSE & COTTAGES

LOCAL

THINGS TO DO

New Harbor, Maine

Many places are seasonal. Check online or call ahead to confirm.

MAINE KAYAK

1180 Bristol Rd., Bristol, ME 04539

Maine Kayak rentals are offered from their Rental Base at Colonial Pemaquid State Park (you can walk there!) for 2 Hour, Half-Day and Full-Day Rentals on Pemaquid Harbor and beyond. They also have paddleboards!

Call: (207) 677-3455

Website: mainekayak.com



HARDY BOAT CRUISE

129 ME-32, New Harbor, ME 04554

A very popular eco-tourism business in New Harbor with a Puffin Watch, Seal Watch and a Ferry Services to Monhegan Island.

Call: (207) 677-2026

Website: hardyboat.com



SALTWATER ARTISTS GALLERY

3056 Bristol Road, New Harbor, ME 04554

A non-profit co-operative gallery with an eclectic mix of work in a wide variety of media including painting, sculpture, photography, pottery, printmaking, jewelry, woodturning, glasswork, and fiber art.

Call: (207) 677-2490

Website: saltwaterartists.com



COASTAL MAINE BOTANICAL GARDENS

105 Botanical Gdns Dr., Boothbay, ME 04537

The Botanical Gardens are about a 45 min drive away, but well worth the trip. Their mission is to inspire meaningful connections among people, plants, and nature through horticulture, education, and research.

Website: mainegardens.org



LOCAL

PLACES TO SEE

New Harbor, Maine

Many places are seasonal. Check online or call ahead to confirm.

PEMAQUID POINT LIGHTHOUSE

1180 Bristol Rd, Bristol, ME 04539

The Pemaquid Point Light is a historic U.S. lighthouse located in Bristol, Lincoln County, Maine, at the tip of the Pemaquid Neck.

Pricing:

Adult \$3.00

Child (5-11) \$1.00

Commissioned in 1827

by President John Quincy

Adams and built that year



COLONIAL PEMQUID

Old Fort Rd, New Harbor, ME 04554

Home to Native Americans dating back at least seven thousand years, Colonial Pemaquid later became the site of a very early English outpost and fishing station.

Pricing:

Adult \$4.00

Child (5-11) \$1.00

Fort William Henry was,

in its time, the largest

in New England.



RACHEL CARSON SALT POND PRESERVE

150 ME-32, New Harbor, ME 04554

This preserve has 78 acres, including beautiful forested upland trails, with the main attraction being the one-quarter acre tidal salt pond at low tide.



PEMAQUID BEACH

Just a 4 minute walk away!

This is a beautiful sandy beach with calm water and great for families. There is a snack shack too in the summer season with delicious fish tacos among other options!

Pricing:

Adult \$5.00

Child (5-11) \$1.00

The name "Pemaquid" is said to

have had its origins in an Abenaki

Indian word for "situated far out."



LOCAL

RESTAURANTS & BARS

Many places are seasonal. Check online or call ahead to confirm.

THE CONTENTED SOLE

32 Southside Rd, New Harbor, ME 04554

Casual, fun restaurant featuring seafood, woodstone pizza and more! Waterfront deck dining and entertainment. Opens for the season at the end of May!

Call: (207) 677-3000

Website: thecontentedsole.com



SHAW'S FISH & LOBSTER WHARF

129 ME-32 Suite A, New Harbor, ME 04554

Rustic lobster shack overlooking a scenic harbor, serving lobster rolls, fried clams & booze. Opens for season in mid May.

Call: (207) 677-2200

Website: shaws-wharf.com



PEMAQUID SEAFOOD

32 Co-Op Rd, New Harbor, ME 04558

Enjoy a classic selection of delicious Maine seafood with a beautiful view of the river and harbor. This place is casual and BYO for beer and wine.

Call: (207) 677-2642

Website: pemaquidseafood.com



THE SEAGULL RESTAURANT & GIFT SHOP

3119 Bristol Rd, New Harbor, ME 04554

Ocean-front dining, gift shop, and ice cream next door to Pemaquid Point Lighthouse! Gorgeous views. Opens for season in mid May.

Call: (207) 677-2374

Website: seagullshop.com



THE BRADLEY INN RESTAURANT & TAVERN

3063 Bristol Rd, New Harbor, ME 04554

Explore local cuisine at the nearby restaurant and tavern, offering farm-to-table dining in a casually elegant setting. Indulge in Chef Ross Moskwa's gourmet, allergy-friendly dishes within a nautical ambience. Ideal for any meal or celebration.

Call: (207) 677-2105

Website: bradleyinn.com



LOCAL

TREATS & GROCERIES

Many places are seasonal. Check online or call ahead to confirm.

MIMI'S ON THE BEACH

Pemaquid Beach Park, New Harbor, ME 04554

When you visit Mimi's on the Beach, you will enjoy decades of history... The current owners' Mom "Mimi" ran this beach shack many years ago in the 80s. Many years later her three daughters are back with her passion for delicious food.



GLIDDEN POINT OYSTER FARM

637 River Rd, Edgecomb, ME 04556

Fresh Oysters and an array of beer & wine, and assortment of snacks to accompany your oysters ... and a Sauna (seasonal opening may apply to sauna)

Call: (207) 579-0034

Email: farmstore@gliddenpoint.com



THE ROOTING PIG & BROAD ARROW FARM

33 Benner Rd, Bristol, ME 04539

Trendy bistro serving tapas made with cured meats and other products from a whole-animal butcher shop.

Call: (207) 563-6576

Email: info@broadarrowfarm.com

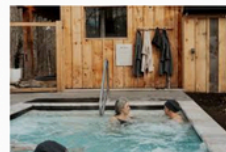


WATERSTRUCK WELLNESS

600 River Rd, Newcastle, ME 04553

Waterstruck is a community nordic spa in Newcastle, Maine offering a traditional thermal circuit with Sauna, hydrotherapy and rest in the woods.

Email: hello@waterstruckwellness.com



LAUGHTON

HOUSE & COTTAGES

66

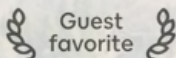
What Guests are Saying

We loved staying at this cute little cottage! It was cozy and made us feel right at home! We were able to walk right over to Pemaquid Point Beach in around 5 mins! We will definitely be returning to Maine again and will absolutely stay at Laughton House & Cottages when we do!

This gorgeous little midcoast cottage was a dream to arrive in after a long drive from the city. The photos didn't even do it justice. It was spacious and comfortable and very relaxing. And the location was unbeatable for a walk to two different beaches. We will definitely return, possibly with a bigger crew to rent out the entire space here near Pemaquid!

We enjoyed staying at the Low Tide cottage. Simple and what we were looking for. The layout of the compound with the main Laughton House and the surrounding cottages was perfect for an extended family get away. We hope to return in the future.

99



Guest
favorite

One of the most loved homes on Airbnb,
according to guests

4.94
★★★★★

66
Reviews



Sunset at Pemagogid Point



Investment Summary

Laughton House & Cottages presents a rare opportunity to acquire a proven income-producing rental property in one of midcoast Maine's most desirable locations. Situated in the heart of New Harbor, just minutes from the iconic Pemaquid Point Lighthouse and Pemaquid Beach, the property benefits from consistently high seasonal occupancy driven by steady tourist demand. With its combination of historic charm, multiple rental units, potential for expansion, and prime positioning near top coastal attractions, this offering provides both immediate revenue generation and long-term value appreciation potential in a market with limited competition.



LAUGHTON HOUSE & COTTAGES **\$1,250,000**

For more information or to schedule a showing contact Dana Moos 207-266-5604 dana@danamoos.com
Sierra Rosendo Boler 207-350-0375 sierra@portsidereg.com rosendogroup@portsidereg.com

Additional information available: Deed; Real Estate Tax Bill; Additional Photos; Seller's Property Disclosures

Financial Statements provided only to qualified buyer with signed non-disclosure agreement