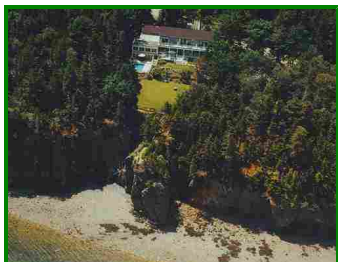


Commercial/Industrial - CUSTOMER SYNOPSIS



MLS#: 1024391 **Status:** Current
 157 Sand Point Road, Bar Harbor, ME 04609

Kickout:No

List Price: \$ 3,300,000
Original Price: \$ 3,300,000
List Date: 07/15/11

Neigh'd/Assoc:

Assoc. Fee /Mo:

Directions: Rt. 3 to Sand Point Road. Property is on the water side - Inn At Bay Ledge.

General/Land Information

Year Built+/-: 1920	Road Frontage+/-:	Surveyed/Seasonal: Yes/No
Lot Size (Acr)+/-: 2.890		Water Body: Frenchman Bay, Ocean
Zoning: SLRes, IrHIRes	Amt Wtr Frntge+/-: 225	WF Owned/Shared+/-: 225/0
WtrFrt: Yes	Class: General Commerci	Leases:
#Units/Floors:		Annual Income:
Annual Expense:	Traffic Count+/-:	Max Floor Cap:
Ceil. Ht.+/-:	Retail SF +/-:	Office SF +/-:
Manfctring SF +/-:		Warehouse SF +/-:
SqFt Fin. Above Grade+/-: 4412	SqFt Fin. Below Grade+/-: 0	SqFt Fin. Total+/-: 4412
Source of Square Footage: Public Record		

Remarks

The Inn at Bay Ledge has enjoyed adoring guests for many years. Overlooking Frenchman Bay with a beach for walking, the setting is quiet and private. There are 8 rms en suite and 4 other 1BR guest cottages. All rooms are beautifully appointed.

Property Features

Site Information - NOTE: Check Detail Reports for complete list of Features.

Primary Use: B&B	Site: Rolling/Sloping
Secondary Use:	Driveway: Paved
Sale Inc.: Equipment, Inventory	Parking: 5-10 Spaces
Style: Cottage	Location: Rural
Basement Info: Partial, Unfinished, Walk-Out	Restrictions: No Restrictions
Construction: Wood Frame	Rec. Water: Beach Rights, Oceanfront, Waterfront Deep
Found Mtrls: Poured Concrete	View: Water, Scenic
Exterior: Shingle	Roads: Paved, Public
Roof: Shingle	Transportation: Deep Water Access, Major Road Access, Near Airport
Heat System: Hot Water, Multi-Zones	Electric: Circuit Breakers
Heat Fuel: Gas-Bottled, Oil	Gas: Bottled
Water Heater: Off Heating System	Veh. Storage: Off Street Parking, No Vehicle Storage
Cooling: A/C Units	Was Wtr Disp: Septic Existing On Site, Private
Floors: Carpet, Wood	Water: Well Existing On Site, Private
Amenities: 1ST Floor Bedroom, Deck, Furniture Included	Equipment: Cable, Internet Access Available
Access. Amnties:	

Tax/Deed/Community Information

Book/Page/Deed: 2274/166/ **Map/Block/Lot:** 204/17 **Full Tax Amount/Yr:** \$ 11,600 / (10-11)
School District:

Confidentiality Statement: Yes

Off Market Information

Information Provided by: The Swan Agency Sotheby's International Realty 600637

Office: The Swan Agency Sotheby's International Realty 1428	Office: 207-288-5818
Agent Phone: 207-288-5818,	Agent Cell:
Email: bhinfo@swanagency.com	
Virtual Tour:	

LAgini: CGF **List Office:** The Swan Agency Sotheby's International Realty



Printed: 10/05/11

