

**Commercial/Industrial - CUSTOMER SYNOPSIS**



**MLS#:** 1010054      **Status:** Current  
 81 Highland Road, Bridgton, ME 04009

**Kickout:**No

**List Price:**        \$ 1,195,000  
**Original Price:**    \$ 1,195,000  
**List Date:**         04/19/11

**Neigh'd/Assoc:**

**Assoc. Fee /Mo:**

**Directions:** I95 to Route 302 West to Bridgton, to Highland Road off Main Street (302). Quarter mile up Highland Road. Inn on the right.

**General/Land Information**

<b>Year Built+/-:</b> 1903	<b>Road Frontage+/-:</b> 390	<b>Surveyed/Seasonal:</b> Unknown/No
<b>Lot Size (Acr)+/-:</b> 4.000		<b>Water Body:</b>
<b>Zoning:</b> None	<b>Amt Wtr Frntge+/-:</b>	<b>WF Owned/Shared+/-:</b>
<b>WtrFrft:</b> No	<b>Class:</b> General Commerci	<b>Leases:</b>
<b>#Units/Floors:</b>		<b>Annual Income:</b>
<b>Annual Expense:</b>	<b>Traffic Count+/-:</b>	<b>Max Floor Cap:</b>
<b>Ceil. Ht.+/-:</b>	<b>Retail SF +/-:</b>	<b>Office SF +/-:</b>
<b>Manfctring SF +/-:</b>		<b>Warehouse SF +/-:</b>
<b>SqFt Fin. Above Grade+/-:</b> 6000		

**Remarks**

Fully renovated 1903 historic inn with 9 guest rooms, private baths, two parlors, 3 fireplaces, granite kitchen and storage. A large landscaped lot with lots of herbs and perennials on 4 acres across from Highland Lake.

**Property Features**

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

<b>Primary Use:</b> B&B, Hotel/Motel	<b>Site:</b> Open, Well Landscaped, Wooded
<b>Secondary Use:</b>	<b>Driveway:</b> Paved
<b>Sale Inc.:</b> Inventory	<b>Parking:</b> 11-20 Spaces, On Site, Paved
<b>Style:</b> Bed & Breakfast, Victorian	<b>Location:</b> Near Country Club, Near Shopping, Neighborhood
<b>Basement Info:</b> Daylight, Full, Walk-Out	<b>Restrictions:</b>
<b>Construction:</b> Wood Frame	<b>Rec. Water:</b> Nearby, Public, Water View
<b>Found Mtrls:</b> Block, Concrete Slab, Granite	<b>View:</b> Scenic, Seasonal Water, Woods
<b>Exterior:</b> Clapboard	<b>Roads:</b> Public
<b>Roof:</b> Membrane, Metal, Rolled, Shingle	<b>Transportation:</b>
<b>Heat System:</b> Baseboard, Hot Water, Multi-Zones	<b>Electric:</b> Circuit Breakers
<b>Heat Fuel:</b> Electric, Oil	<b>Gas:</b> Bottled
<b>Water Heater:</b> Electric, Gas	<b>Veh. Storage:</b> Off Street Parking
<b>Cooling:</b> A/C Units	<b>Was Wtr Disp:</b> Private, Septic Existing On Site
<b>Floors:</b> Wood, Tile, Vinyl, Carpet	<b>Water:</b> Public
<b>Amenities:</b> 1ST Floor Bedroom, Furniture Included, Laundry-1st Floor	<b>Equipment:</b> Internet Access Available
<b>Access. Amnties:</b>	

**Tax/Deed/Community Information**

**Book/Page/Deed:** 19939/61/62/      **Map/Block/Lot:** 43/18      **Full Tax Amount/Yr:** \$ 4,655 / (09-10)  
**School District:**

**Confidentiality Statement:** Yes

**Off Market Information**

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

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



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