



EVERGREEN REALTY

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LIST #1063RW



Property Address: 65 His Cove Lane Harrington, Maine		Rooms: 10	Bedrooms: 4	Bath: 4 1/2	List Price: \$1,750,000
Acreage: 3A±		Water: Drilled Well			
Road/Shore Frontage: 40'±/ 150'±		Sewerage: Private			
Zoning: Commercial Fisheries /Marine Activity / Shoreland		Insulation (Type/Location): Fiberglass / Full			
Taxes : \$4,386.15	Year: 2009	Heat: BBHW/ Oil / Wood			
Deed (BK/PG): 2084 / 338		Electric Service: 200 Amps; Hardwired for Generator			
Map & Lot: 8 / 65-1		Hot Water: Furnace			
Survey (Yes/No): Yes	Year: 2003	Storms/Screens: No / Yes			
Year Built: 2002±		Year New Roof Shingles: 2002			
Style: Contemporary		Siding: Western Red Cedar			
Square Footage: 4000'±		Fireplace/Woodstove HU: 1 / 2			
1st Floor: Kitchen, Dining Room, Living Room, Office, MBR w/Master Bath, Partial Bath, Utility Room					
2nd Floor: 2 Bedrooms, 2 Baths; Spiral Staircase to Captain's Watch					
Outbuildings:					
Basement: Heated 2-Car Drive-under Garage; Kit, Dining & Living Area, 1 BR, 1B; All w/Radiant Heat					
Porch/Deck: Full Front Porch / Waterside Deck & Balcony					
Personality Conveying: Range, Refrigerator, Washer, Dryer, Microwave, Dishwasher and Central Vacuum					
Remarks: Custom designed & built contemp home w/apprx 4,600 sf of living space, incl 2 car drive under garage and 150sf of ftg on Pleasant River Bay. This luxury home has 4/BR and 4½B. The main floor is comprised of large open kitchen with built in appliances, imported absolute black granite counted tops, including island with breakfast bar and solid oak cabinets & tile floor. Kitchen flows into the dining area separated only by a floor to ceiling field stone fireplace with granite mantel & hearth. The cathedral ceilings & large floor to ceiling windows offer great views of the river. The MBR has a private bath with Jacuzzi, shower, double sinks & tiled floor; French doors off bedroom lead to a covered balcony. The front 2-story foyer makes for an elegant entrance. Family room, office, laundry facility & powder room complete the main living level. The 2nd floor has 2 add'l bedrooms each w/their own full baths. This floor also leads to a custom made spiral staircase to the Captains Watch; enjoy the 360 degree view of the outer islands, open ocean and mountains to the west. The daylight basement level is a completely separate unit with full kitchen, breakfast bar, dining area, living room, bedroom & full bath. Great for in-law apartment or extra guest quarters. Other features incl full front porch, large waterside deck off kitchen & family room, hard wired for generator use, radiant heat on lower level w/heated garage and 8 zone hot water system. MLS#23841 This home is to be conveyed with comm. business MLS #23842 for \$1,750,000					
Directions: Rt1 Harrington to Marshville Rd (about 4 Mi), left on Guard Point Rd, 2 nd driveway on left					
Evergreen Realty is an agent for the seller in the marketing, negotiation and sale of this property, unless otherwise disclosed. Subject to errors, omissions, prior sale, change or withdrawal without notice.					