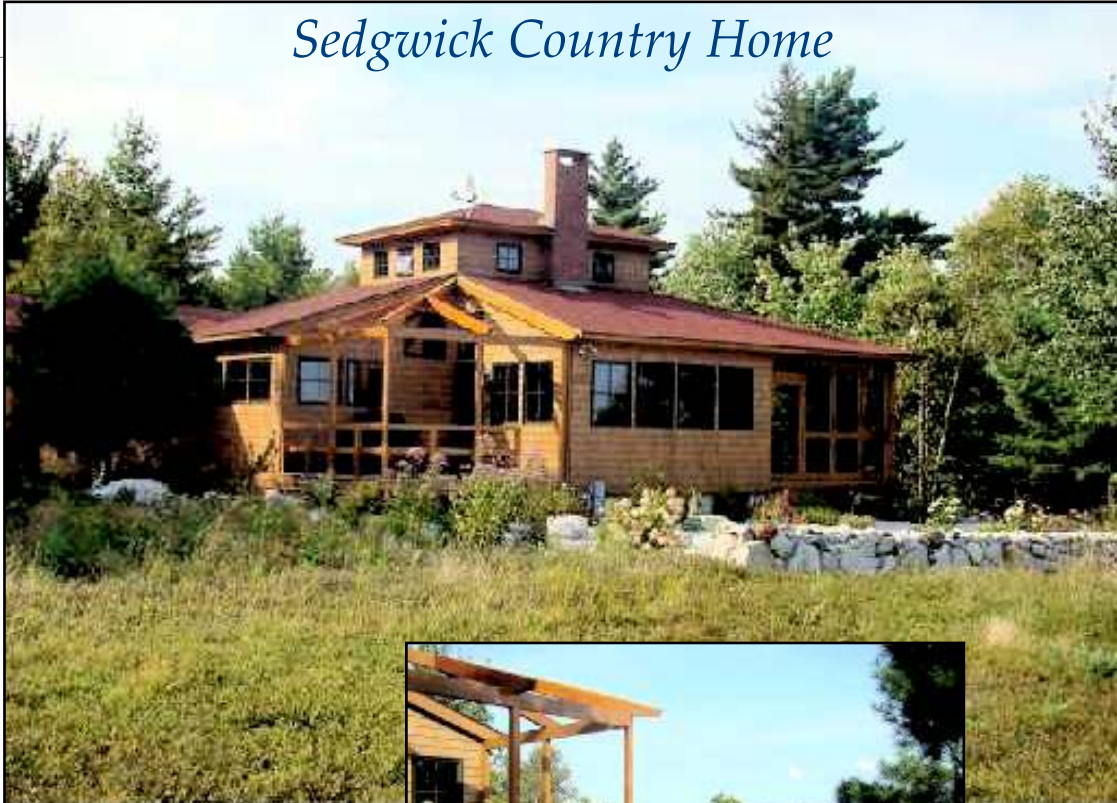


# BLUE HILL BAY AREA

## *Sedgwick Country Home*



*A*

*Custom designed home nestled between blueberry fields and old growth forest with distant views of Blue Hill Bay and Cadillac Mountain.*

*Energy efficient first floor living space with accessible design and abundant natural light. On 53.6 acres with guest house.*

**\$525,000.**

**GEORGE MACLEOD**

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*Out front, a four acre blueberry field yielding 5 - 10,000 pounds of berries every other year.*



*Nearly 50 acres of managed old growth forest at your back door with trails for hiking, riding, snowshoeing or skiing.*

*Nearby Frost Pond is just a walk through the woods.*

*Two bedroom guest house discreetly sited on roadside with private access.*



**Thoughtfully designed and carefully planned for comfort, security, and accessibility.**

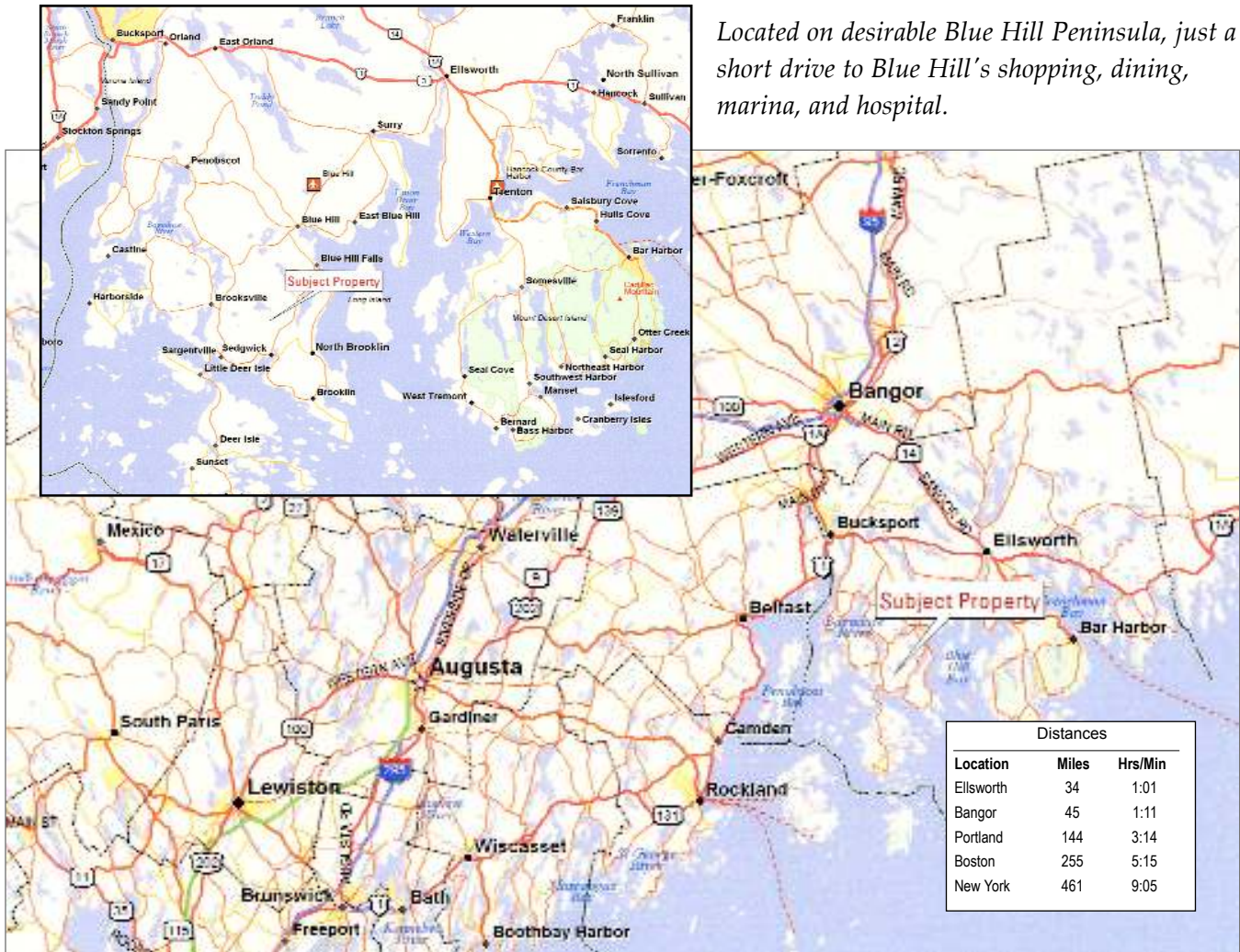
- *First-floor living space with 36" doors and nearly level entry*
- *Computerized thermal storage system that provides radiant heat and manages energy requirements for heating domestic hot water*
- *Quality grade building materials throughout*
- *Foam insulated roof and exterior walls*
- *Propane-operated electric generator for emergency power*
- *Wind energy feasibility confirmed. Home metered for power sell-back to utility company*



*Master bedroom suite with private screened porch facing east to catch the sunrise*



Located on desirable Blue Hill Peninsula, just a short drive to Blue Hill's shopping, dining, marina, and hospital.



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