

*Four Beautifully Constructed Condominium Townhouses in
One Building at the Harbor in the Heart of
Winter Harbor Village*

MLS #988580



A solid investment opportunity.
Some units furnished.
Pleasant mix of year-round and seasonal owners. Great feeling of community.
Invest.



The wonders of Acadia 's Schoodic Peninsula are boundless and virtually undiscovered along the Schoodic National Scenic Byway. The national park 's dramatic scenery is among the best in Maine, but still quiet and private, inspiring artists from around the world.

Four completely renovated and upgraded townhouse condominiums in one self-contained building, each with its own garage, privately sited right in the center of the much-sought-after Coastal Village of Winter Harbor on Acadia 's Schoodic Peninsula. Two are two-bedroom, two are three-bedroom. Stroll to the sea right beyond the entrance, to galleries, studios, charming shops, restaurants, and Hammond Hall, home to the world-renowned Schoodic Arts performing arts venue. Excellent rental history. Perfect for a 1031 tax-deferred exchange: producing rental income while selling individual units over time to maximize tax advantages. \$439,000

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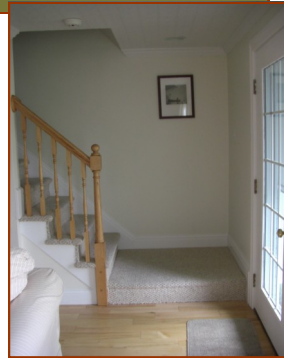
73 Misty Harbor Drive Winter Harbor MLS #988580

The Chart House standing at the entrance to the community provides a well-appointed club house with exercise room, office, and a kitchen for meetings or spacious entertaining. Yacht club, golf course, and the unparalleled dramatic coastal scenery of Acadia National Park 's Schoodic Point are only 5 minutes away.



The ease of living appeals to both the year-round and seasonal residents. No winter maintenance when heading south or coming and going during the winter months. " Just close the door when you leave. Everything will be taken care of. "

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All the units in the four buildings of this community have been beautifully renovated, all with hardwood flooring, decks and mud room; some custom upgraded with granite and tile. All are bright and airy, some with views of the ocean. Garages are housed in separate buildings convenient to the back entrance of the townhouses. The grounds have been beautifully landscaped and are meticulously maintained by the dedicated manager and staff.

4 Units/2 floors each
Year Built: 1972
Bedrooms: 2 & 3
Heat: Oil, HW Baseboard
Water/Sewer: Public
Taxes: \$4,090.00

Lot size: 3.9
Style: Contemporary
Bathrooms: 1.5 each unit
Square Footage: 915
Map/Lot: 19/54A
Book/Page: 4167/315



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