CABIN INFORMATION

Beach Cabin: 32,000 BTU Empire Heater and an air conditioner. Hot and cold water comes from Large cabin. It gets its name from the owned portion of the beach it is near. In mid December through end of April the heat element is plugged in to keep the water warm - it runs about 42 degrees. Has glass fuses.

Large Red Cabin: has two 32,000 BTU Empire Heaters (back bedroom and living room), and three window air conditioners (back living room, back room and second floor). Hot water tank is in the bathroom behind the shower. All drilled well water comes into this cabin and feeds all other cabins. Reserve tank is behind kitchen sink. Has circuit breaker 220amp

Laundry room in tool shed attached to Large Cabin. Room is heated in winter at 55-60 degrees. (paying guests are not allowed to use laundry facilities)

Small Cabin (Snug): Maine power source from the pole. Circuit breaker 220amp. 15,000 BTU Empire Heater, air conditioner and on demand hot water. This cabin does not have a stove.
24,000 BTU Stand by Generator goes through this cabins main power with 2 propane tanks - can run all cabins at once with no issue.

Middle Cabin: 32,000 BTU Empire Heater, two air conditioners (bedroom and living room). Has own propane hot water tank. Mid Dec-April has extra heat element for the sewer line, and both hot and cold water - this cabin takes the wind directly.

Point Cabin: 55,000 BTU Empire heater and heat pump with air (heat pump does not work in dead of winter - it is shut off between Dec-Apr - wall heater in bathroom is kept on between Dec-April. Has electric hot water tank (all other cabins have propane) - intent is to replace with propane once the tank no longer worked. Two air conditioners on second floor. As this is the point cabin the Empire Heater is run between 4 - 5.5 depending on the wind and temperature.

All cabins have internet service through Spectrum = $90/month
Some kayaks will remain as well as some tools.

**Drilled well installed by Goodwins Well Drilling, Turner, ME. Aug 2020; 220' deep (6 feet fro static water depth. WELL HAS NEVER RUN DRY.
3 curb stop faucets to turn water off where needed.

Septic System:
300 gallon cement tank at Point with grinder pump (2 years old and paperwork is on fridge). This is pumped to the main tank (1500 gal) on the left side top. The 1500 gal tank also has a grinder pump in it (location on fridge). Middle cabin drains into the side facing the Point by itself. Snug has its drain also by itself. Beach and Large Cabins are together draining into tank facing Large cabin. Tank is pumped every 2-3 years depending on rental usage. Large tank pumps everything into the system out front at the entrance - Septic system is called ELGEN SYSTEM - no issues.
July 2026 Septic Inspection failed. New ELJEN System 7 bedroom design will be installed November 2026. Tanks at Point and behind Large cabin will also be replaced with larger tanks.

Other information:
Empire Heaters continue to work when on generator power.
Make sure all electric elements (Easy Heat Freeze Free Pipe Heating System) are plugged in to prevent freezing
All CMP Lines are underground

2000 Well drilled by Goodwins Well Drilling
2001 Septic system installed by Nickerson Septic Service
2015 New roof on Point
2019/20 New Roof on Beach
2022 New roof on Large
2023-2024 All Red cabins repainted
2023 New pole for power and all new wiring for power coming into Snug
2023 Generator installed (24,000 BTU)
2023 New roof on Snug
2023 Driveway, all patios, fire pit and surrounding rocks at shoreline completely redone
2024 Point restrained, deck repainted
Oct 2025 New roof on Middle
Oct 2026 Generator Inspected and battery replaced
Nov 2026 New septic system to be installed.

Attractions/Locations:

8 Miles from Black Mountain
45 Mins to Sunday River
20 Mins to Devils Den in Andover
30 Mins to Coos Canyon and goldpanning
1 hour to Saddleback
1 hour to New Hampshire
90 mins to Mount Washington

Near Appalachian trail
Rt 17 goes to Rangely - Height of the Land
Rumford, Bethel and Norway Country Clubs
Many local attractions, parks, history locations.