

700 3br (7562 USD)



Location **Maine**
<https://www.genclassifieds.com/x-626905-z>

Labor Day week open, also booking for Fall 2015, this cozy, adorable, waterfront cottage right on Sand Pond in the beautiful western Maine mountains, rustic but "on the grid", drilled well not lake water, newly modernized, fully furnished, well equipped eat-in kitchen, high chair, all-new appliances, dishwasher, washer/dryer, all linens provided, clean and cozy with mattresses you can actually sleep on including a new queen bed. 40' dock on shallow swimming area, and a separate diving dock in deeper water.

One step to porch, one to living room, master bedroom and bath on first floor, mostly flat property make it feasible for elderly guests or those with limited motion. Guest families have raved about its fishing, comforts, kitchen equipment, privacy, and value--lovingly maintained vacation year-round camp. Cathedral ceiling in living room overlooking the pond. Quiet Hunter ceiling fans in downstairs bedroom and living room, and the living room has an air conditioner (never turned on in 2014, needed it in 2013); 2 bedrooms upstairs each with floor fan, mirror, closet.

Screened-in porch across front of cottage with dining table, ceiling fan and reading lamps--you may never want to get out of the rocking chairs except to take a boat to center of pond to enjoy a sunset, or move to the hammock! Board games, a bookcase full of summer reads, you're welcome to bring a bicycle. 2-person canoe, pedal boat, and older but sound kayak included. Quiet camp with shallow, warm, sandy pond across dirt road 30 feet to shore, loons and ducks resident on pond.

Close to good hiking, 2 hours to Portland/Freeport/Bangor for day trips, lobster sails, concerts, theater.

Great bass fishing--no large motorized boats or jet skis, pond is only 81 acres. Wood stove for chilly nights. The head of the backwoods grill, pizza oven and fire pit. Call for more details. The lot with the stone neighbor is wooded but has a view of miles of mountains, shorelines, and miles north to Portland, 1 hour east of New Hampshire, 2 hours from Boston. Phone with satellite service in the area, like Verizon, is not available in the property. Cell phone & Maine Cellular users. Satellite tv (not guaranteed when it's cloudy), wireless high speed internet (iffy if it's cloudy): nature trumpet technology!, computer table and printer provided, or you can UNPLUG and enjoy the loon serenades.

Maximum of 6 adult guests (1 queen bed upstairs, 1 full-size bed downstairs, 2 twin beds in 3rd bedroom) in this 756 square-foot, two-story snug hideaway, pet friendly; non-smokers only. \$700/week in June, Sept, Oct., \$900 in July and August. \$400 security deposit, additional pet deposit (Must provide

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proof of current rabies vaccination), and 8% Maine state lodging tax required. For more details/photos/guests' comments see www.homeaway.com listing #272764 or www.vrbo.com listing #207124. Call Wendy Wright, Sandy River Property Management, Farmington, at number given.

AVAILABLE WEEKS:

9/5-12 \$700 LABOR DAY WEEK

9/19-10/3 \$700 a week

Inquire about weekends/partial weeks

10/19-April 2016, winter rates apply (includes wood and propane heat backup), available for season, by.