

**Kelmscott Farm  
Lincolntonville, Maine**

**PROPERTY ADDENDUM**

**MAIN LEVEL**

**Front Hall** (5'x17') with trompe l'oeil stone block painting, closet, stairs to second floor

**Half Bath** (4'6"x8'6") with custom stencil, wainscoting, granite-top sink, oak floor

**Kitchen** (10' x 27') with tile backsplash, granite counters, Viking six-burner cooktop, Aga stove, Sub-Zero refrigerator, Asko dishwasher, exposed beams, oak floor

**Sitting Area** (10'x36') with woodstove with handpainted tile surround, built-in cupboards, shelves, and desks, exposed beams, oak floor

**Dining and Sitting Areas** (8'x50') with two large bays, oak floor with custom copper compass inlay, door to patio

**Living Room** (13'x33') with brick fireplace with tile surround, wood mantle and slate hearth, built-in bookshelves, oak floor

**Laundry** (7'x8') with etched glass-paneled door, Maytag washer and dryer, utility sink, tile backsplash

**Storage Room** (7'6"x24') with shelves, skylight, door to exterior

**Mudroom** (8'6"x9'6") with closet, built-in seats, wood slat floors and storage

**Half Bath** (4'6"x7') with wainscoting, custom stencil

**Back Hall** (8'6"x11'6") with stairs to second floor and basement, door to barn

**SECOND FLOOR**  
**Hall** (4'x16')

**Bedroom** (12'x13') with loft, two closets, pine floor

**Bath** (7'6"x9'6") with tile floor, tile tub and shower, wainscoting, custom stencil and decorative painting

**Bedroom** (12'x13') with loft, pine floor

**En Suite Bath** (6'x12') with tile tub and shower

**Bedroom** (11'6"x12'6") with pine floor

**Master Suite**

**Bath** (7'6"x8') with soaking tub with tile surround, marble top vanity, closet with built-in drawers and cupboards

**Bedroom** (16'x20') with exposed beams, built-in bookshelves, Bangor Foundry and Machine Company woodstove with slate hearth, tile inlay

**Bath** (9'6"x10') with tile shower, walk-in closet

**Office** (6'6"x13') with built-in shelves, desk and drawers

*All measurements are approximate.*

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**EXCLUSIVELY LISTED WITH LANDVEST**

**\$2,500,000**

**Terry Sortwell • LandVest, Inc. • 22 Bay View Street • Camden, Maine 04843  
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**Kelmscott Farm  
Lincolnton, Maine**

**PROPERTY ADDENDUM**

**Guest Apartment**

**Open Living, Dining, Bedroom and Kitchen Area** (13'x26') with wall-to-wall carpet, Avanti mini-refrigerator, Thermador 2-burner electric cooktop, GE Microwave

**Bath** (8'6"x8'6") with tile shower, tub

**BASEMENT**

**Unfinished section** (15'x60') with utilities, storage

**Hall** (12'x12')

**Storage Room** (3'x8')

**Storage Room** (6'x12'6")

**GARAGE (25'x60')**

**ATTACHED BARN (39'x59')**

With loft, six stalls, tack room with GE refrigerator and double sinks, office, and half bath

**MAIN HOUSE UTILITIES**

**Electrical:** 200 amps

**Heat:** HB Smith Boiler, baseboard heat

**Water:** Boilermate hot water heater, private well

**Sewer:** Private septic system

**BARN**

**Main Area** (47'x104') with three bays on one end, sliding full-length doors on the other

**Workshop** ( 11'6"x22') with GE washer and dryer, 200 amp electric entrance

**Apartment**

**Living Room and Kitchen** (19'x24') with GE refrigerator, Maytag gas stove

**Bedroom** (10'x13')

**Bath** (7'x9') with vinyl floor, tub and shower

**WOOL SHED (20'6"x36')**

Pegged post-and-beam building with open room, Wood and Bishop Co. Our Clarion antique cookstove

**CHICKEN BARN (14'x60')**

**PIGGERY (30'6"x40'6")**

**SHEPHERD'S HUT (9'x13')**

**Main Room** (9'x13') with Roper stove, Orbis Markseries gas heater, 100 amp electric

**Bath** (5'6"x9') with showers, AO Smith hot water heater

**INFIRMARY (15'x29')**

**BUNKHOUSE**

**First Floor**

**Front Room** (11x19'6") with Godin coal stove, carpet

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**PROPERTY ADDENDUM**

**Hall** with vinyl floor

**Storage Room** (19'x22'6") with two 275-gallon oil tanks

**Boiler Room** (5'x10') with Weil-McLain Gold boiler, Superstor stainless steel indirect fired hot water heater

**Bath** (7'x9') with vinyl floor

**Second Floor**

**Office** (15'6"x31'6" and 8'x15'6", L-shaped) with carpet

**Half Bath** (6'6"x9')

**Kitchen** (8'6"x9') with Whirlpool gas stove and refrigerator, vinyl floor

**Third Floor**

**Bathroom** (9'x15'6") with three showers, three sinks, two toilets, pine beadboard

**Bunkroom** (10'x15'6") with carpet

**Sitting Room** (11'x21'6") with knotty pine floor

**Bunkroom** (10'x15'6")

**Sitting Room** (8'x15'6") with carpet

**OTHER**

**Taxes:** \$12,129.39 (2008-2009)

**Town Tax Maps:** Map 32, Lots 114, 120, 121, 122, 126  
Lots 122 and 126 in Farmland tax status

**Deed:** Book 1408, Page 131; Book 1427, Page 156; Book 1668, Page 275

**Square feet of living area (approximate):**

Main house: 5200±

Bunkhouse: 3168±

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