

An aerial photograph of a scenic landscape. In the foreground, a paved road curves through a lush green forest. A large, multi-story house with a grey roof is visible on the left, situated near a small pond. To the right, another house is partially visible. The middle ground is dominated by a dense forest of green trees. In the background, a large, calm lake stretches across the horizon, with rolling hills and mountains visible in the distance under a bright blue sky with scattered white clouds.

36 VIKING TRAIL
FEATURES & UPGRADES



KITCHEN & DINING

- Expansive marble center island
- Custom two tone cabinetry
- Stainless steel appliances
- Open concept kitchen + dining
- Elegant herringbone tile backsplash
- Designer pendant lighting
- Spacious dining for entertaining
- Bright, functional modern layout
- Stunning flooring



LIVING ROOM

- Soaring cathedral ceilings
- Statement gas fireplace
- Custom built-in shelving
- Abundant natural light
- Hardwood flooring throughout
- Elegant architectural wall detailing
- Bright sun filled living space
- Contemporary ceiling fan
- Spacious central gathering area
- Seamless flow for entertaining



BEDROOMS & BONUS ROOMS

- First floor primary en suite with soaking tub, separate shower, double sink vanity with stone countertops and ample storage
- First floor half bathroom
- 3 second floor bedrooms & full bathroom
- Bonus room over the garage with a full bathroom & separate entrance
- Multiple windows overlooking the surrounding landscape, pond area and ocean view



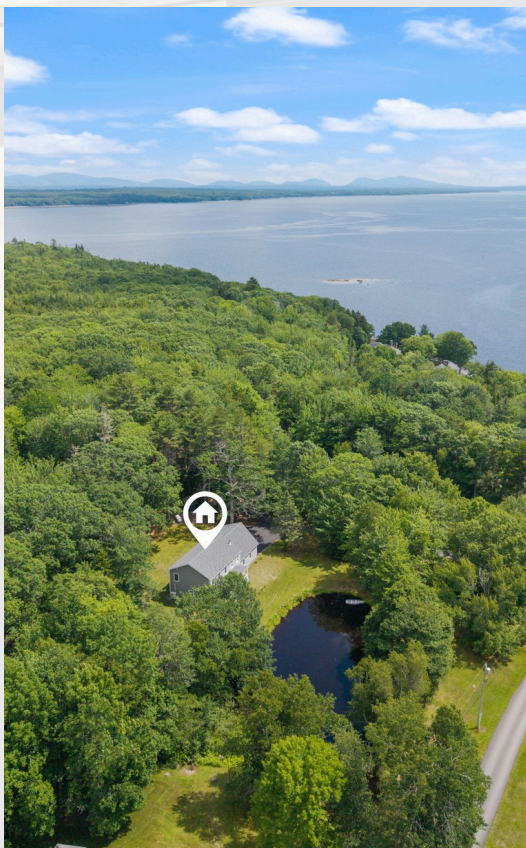
SYSTEMS & STRUCTURE

- Built in 2003
- 2 car attached garage
- 2,531 square feet
- Heat pumps for heating & cooling
- Radiant heating on first floor
- Hot water baseboard on second floor
- Smart thermostat system
- Remote control blinds
- Generac on demand generator



EXTERIOR

- 1.65 acre lot
- Stunning water views of the .34 acre pond & ocean
- Covered front porch overlooking the lawn and pond
- Footbridge crossing the pond
- Paved driveway with additional parking area
- Storage shed included
- Mature trees surrounding portions of the property



LOCATION & COMMUNITY

- Deeded right of way to the private association beach
- Positioned a short distance from the Village of Surry between the Blue Hill Peninsula and Mount Desert Island
- Views toward Patten Bay and the surrounding coastline
- Under 10 minutes to Ellsworth
- Nearby beach access and boat launch
- Located within the Union Bay Shores community, formerly a coastal campground property
- 30 minutes to Acadia National Park
- Located along the scenic Newbury Neck corridor known for its coastal character and natural surroundings
- Nearby, the Village of Surry offers access to local favorites such as Surry Gardens and Pugnuts.