

**9 Outlet Cove Road
Mariaville, Maine 04605**

Location

- Spectacular lakefront year-round home on Hopkins Pond, one of the clearest lakes in Maine.
- Hopkins Pond has attained the state of Maine's highest score for lake scenic beauty, is spring fed so has far less variation in water level than a dammed lake, is approximately 435 acres, has no jet skis, has many coves, islands, and a varied shore excellent for canoe or kayak exploration, a stock of brook trout and salmon, multiple loon pairs, nesting eagles, cormorants, and songbirds.
- 35 minutes from Bangor Airport; 30 minutes to Eastern Maine Medical Center
- Quiet, remote, serene, relaxing, beautiful, surrounded by nature.
- It is not rare to see properties on the water; exceedingly rare is the actual dwelling itself on the water as is this one. It is about five or six feet above the usual water level and is in no flood danger. From the deck or screen porch it may seem like you are looking at the water from the deck of a boat; all providing unobstructed panoramic views.
- Two miles off the state highway on a well-maintained gravel road
- Once inside the house, on the deck, or on the screened porch, there is no visibility of any neighbors or other structures, except for those across the cove or lake.

Lot and Land

- Approximately 4.25 acres with about 140' of waterfront.
- Ample parking for at least six cars; with parking for unloading groceries and bags just feet from the front door.
- Beautifully landscaped with lovely gardens with an automatic watering system.
- New aluminum dock (2025) with ladder and kayak/canoe storage racks extends out fifty-four feet from shore and ends in a 12' x 16' space for lounging, waterside entertaining, swimming (9 foot depth off end of dock), kayaking, canoeing, fishing, and whatever your lakeside pleasure.
- 90" x 114" polyethylene swim raft with boarding ladder anchored a short swim from the end of the dock.
- A water rinse off hose is at the top of the dock steps.
- Storage shed, 12' x 24', with an eight-foot roll-up door and extensive steel storage shelving.
- Stone patio with underground-fed propane gas grill and large steel wood-burning firepit with grilling grate and cover for high-volume wood-fired cooking.

Home Description and History

Approaching from the driveway, on the left once was the original A-frame structure, which was completely replaced with new construction in 2010-2011. This portion of the house includes the main entrance and tiled entry foyer; a bedroom/den on the driveway side with a triple sliding door closet; a guest/coat closet; an additional storage closet; and a washer/dryer closet. The primary bedroom is on the lakeside with double sliding French door access to the deck and a large closet with built-in shelving. There are large, enclosed storage spaces above all closets.

Leading off the foyer is the midsection of the house, originally built as an addition to the original A-frame in 1983 and completely taken down to the exterior studs and rebuilt inside and out also in 2010-2011. There is a full bath with a double sink vanity, a linen closet, a custom-built storage cabinet with pull-out shelving, and a custom tiled walk-in shower with a bench seat and a fixed rain

head and a hand-held shower head. The lakeside of this portion of the house is devoted to the family room/dining room with three sliding patio doors to the deck and storage cabinets with a cherry countertop and library shelves above. There is a stairway to the loft, which comprises a guest bedroom, a large closet, and a full bath.

There is a fully equipped chef's kitchen with soapstone and cherry countertops and stainless steel appliances, a double wash-up sink and a separate prep sink, a gas cooktop and oven, microwave, dishwasher, and double-door fridge with external ice and chilled filtered water. Between the kitchen and dining area there is a cherry wood bar with a liquor storage cabinet below. There is also an under-stairway pantry closet. The open-plan design provides an unobstructed view of the lake from the kitchen and creates the opportunity for anyone working in the kitchen to be actively involved in the lively entertaining that will probably take place.

Off the dining room is a generous living room, added in 2015, featuring a wood stove with a custom-designed stone wall behind by a local artisan mason. Two sliding patio doors provide access to the deck. On the opposite wall are three custom stained-glass windows with built-in lighting that depict scenes evocative of the surrounding vistas. There are also storage cabinets with a cherry countertop, and access to the screened-in porch. The living room was purposely designed to enable the display of two-and three-dimensional artwork, and there is ample wall space and glass shelving. Also, there are two strips of track lighting, each containing three independent circuits and controlled by individual dimmer switches for maximum flexibility in lighting the walls and shelves.

All construction work was done by highly skilled artisans using high-quality materials and built to above-average standards. Floors are all solid rustic birch hardwood or ceramic tile; walls and ceilings are all solid pine, except for the ceilings in the bathrooms, paneled in cedar for better moisture resistance. Window and door trim are all custom cut on site. Andersen 400 Series windows and doors throughout. There are many unusual decorative features in the woodwork, such as the tray-style ceiling in the kitchen, the sun burst and radiating rays on the loft stairway wall, the "turkey-tails" curving around window corners, and the carved trout decorating the passage from the dining room to the living room. There are also a variety of patterns employed with the pine wall paneling, adding interest and eye appeal.

Home Exterior

- The deck on lake side of the house is the full length of the house.
- Outdoor lighting comprises motion-activated lights in the parking area and front entrance. Fixed lighting along the lakeside deck, roof soffit above patio, front entry, and garden.
- Three security cameras provide audio and video monitoring of the front entry, screen porch, and deck areas. The cameras can be viewed live or recordings on any internet connected devices.
- Custom western red cedar artistic inlays of loons and a bear in exterior eastern cedar shakes on the driveway side exterior wall and screen porch wall.
- The screen porch features a large wood burning custom crafted stone fireplace and high visibility floor to ceiling screening on three sides and a portion of the fourth. Steps from the porch lead directly to a stone patio on the west side and directly onto the deck on the east side. Two hanging fixtures and two fireplace spotlights, besides the fan light, provide ample lighting. The reversible "Big Ass" brand ceiling fan is nine-speed and specially rated for outdoor covered locations.

Home Interior

- Approximately 1800 sq ft of finished space includes the primary bedroom and full bath on the main level and an additional bedroom and full bath on the loft level. The main level includes an additional room that can be used as a third bedroom, den, or home office.
- The loft comprises a bedroom with a built-in dresser, a large closet, and a full bath, and overlooks the family space and dining area.
- Hidden "basement/workbench" in first-floor bedroom/den closet.
- Heated utility room off entry porch with wine storage to accommodate six cases of wine.
- The screened porch features a custom-crafted stone wood-burning fireplace, high transparency screening on three sides, access to the deck, and access to the patio.
- Ceiling fans in all living spaces, including a nine-speed "Big Ass" fan on the screen porch.
- Electrical fixtures were all selected to complement the location and decor, and many feature lake and forest themes. In the living room, both track lighting tracks have three individually controlled circuits for independent selection and dimming control of the heads on those tracks. Most light fixtures are controlled by dimmer switches, and most use LED bulbs.
- The security system includes monitors of the main entrance, interior movement, glass breakage, and crawl space temperature.
- There is a total of eleven different woods used in the home, and no drywall is used. The wood species are Pine, Cherry, Hickory, Hemlock, Birch, Maple, Eastern White Cedar, Western Red Cedar, Teak, Spruce, and Fir.

Services and Utilities

- FedEx and UPS both deliver to the front door; US mail is delivered to a cluster mailbox at the end of E. Hopkins Pond Road
- A whole - house 8kW propane generator with automatic transfer switch provides backup power in case of electrical interruption.
- A 1,000-gallon propane tank supplies fuel for the generator, two crawl space furnaces, stovetop and oven, on-demand hot water heater, and propane gas grill on the patio
- Well water and septic system for year-round use.
- Underground electrical, fiber optic (telephone and internet), and propane feeds to the house
- High-speed internet is available via fiber optic connection along with landline telephone service.
- TV service is provided via DISH (currently) or can be provided by DirecTV.

Room-by-Room Features

- **Entry Foyer**
 - The entry door with a combination lock, deadbolt and sidelights provide security and visibility.
 - Provides direct access to the primary bedroom, the second bedroom/den, and the family space/dining area.
 - Large double-door coat closet with upper shelf and cubbies for gloves, scarves, caps, and a separate storage closet
 - Laundry closet with full-size washer and electric dryer stacked and vented outside.
 - Ceramic Tile floor
 - Large storage spaces above the coat closet, storage closet, and laundry closet
- **Primary Bedroom**
 - Double sliding French doors open to deck and an unobstructed view of the lake.

- Three double-hung windows provide ample ventilation and views.
 - A large double sliding-door closet provides ample hanging and shelf space.
 - Generous storage space above the closet for off-season clothing
 - The corner nook with a large vertical window provides an excellent spot for a desk or exercise equipment.
 - Reversible, multispeed fan with light and remote
- **Den/Media Room/2nd Bedroom**
 - Triple sliding door closets on one wall; leftmost two sections set up as “basement” work area, with bench top and multiple storage shelves. The rightmost section is a typical closet layout.
 - Large storage space above closet with double access doors
 - Two double-hung windows provide ample ventilation.
 - Reversible, multispeed fan with light and remote
- **Main floor bath**
 - Three recessed ceiling lights on a dimmer switch
 - Ceiling-mounted heat lamp and exhaust fan combo
 - Double sink vanity with multiple storage drawers and lighting above wall mirrors
 - Walk-in shower with glass door, built-in seat, dual independently controlled spray heads, one portable, one fixed rain head above. Both shower heads with adjustable spray; two docking stations for the hand-held spray head. Shower fully tiled, including ceiling with shower light. Recessed cubbies for soaps and shampoos.
 - Linen closet, full-length mirror, and built-in storage hutch with shelving and pull-out drawers.
 - Grab bars at the toilet and in the shower.
 - Ample towel racks near the sinks, at the shower, and near the entry
 - Ceiling is cedar for increased moisture tolerance
 - Lighting and towel racks are all custom, camp, and lake themed.
- **Dining Room/Family Space**
 - Three sliding patio doors provide unobstructed views and access to the house-wide deck.
 - Built-in storage units and bookcases provide drawers and cabinet space and generous room for books and display of other objects.
 - Two tracks of dimmable lighting provide adjustable direction and strength of lighting throughout the space.
 - Stairway leading to the loft space with nautical handrails.
 - Reversible, multispeed fan with light and remote provide additional cooling in the absence of a breeze off the lake.
 - The sense of spaciousness and grandiosity of view is enhanced by the soaring cathedral ceiling with upper windows on the lake side.
 - The large open pass-through to the living room contributes to the open-space concept.
 - The wide opening to the living room is framed by two hand-carved jumping trout.
 - Distinctive sunburst pattern on stairway wall with individually cut sun ray panels. The sunburst pattern continues on the loft railing and supporting beam.

- **Kitchen**
 - Maple cabinetry, soapstone and solid cherry countertops, tile floor, separate sink areas for food prep and for wash-up, stainless steel appliances include stove and oven, microwave, dishwasher, and refrigerator.
 - Kitchen open to dining and family space and extensive view of lake and into the living room
 - Dimmable recessed lighting with separate lights over each sink area, and a dimmable center ceiling fixture
 - Patterned and layered ceiling creates tray-ceiling effects.
 - Custom tile inlays in the backsplash, one depicting the view of Blueberry Island
 - Double sink with pull-down faucet spray or stream at cleanup station; single deep sink with pull-down faucet spray or stream at food prep station
 - The exhaust hood over the stove vents to the outside and provides lighting for the stove.
 - Cabinetry includes two corner cupboards with rotating shelving, large pantry cupboard with pull-out shelving, a cabinet for small appliances, a large tray cabinet, and a glass-front upper cabinet for display of special items.
 - A solid cherry bar and stools between the kitchen and dining area allow for easy visiting and avoid isolating anyone working in the kitchen from guests.
 - The under-stairs closet provides ample space for bulky storage, brooms and mops, and additional shelving.

- **Living Room/Art Gallery**
 - The room was purposely designed to facilitate the display of two-and three-dimensional artwork.
 - The north wall has three high horizontal stained glass windows depicting woods and lake scenes, one of which is a representation of the view of Blueberry Island and Rebel Hill across the lake. Hidden string lights surround the stained glass panels and provide dramatic illumination for both inside and outside viewers.
 - The west wall is fitted with removable glass shelves for the display of three-dimensional objects, and the south wall has two sliding patio doors opening to the deck. Also on the south wall is a Regency wood stove with a glass door, allowing an appreciation of the fire burning inside.
 - Behind the wood stove is a ledge stone wall crafted by a local artisan
 - There are two tracks for lighting, each with three independent dimmable circuits, allowing for extensive customization of the lighting on the walls and the rest of the room.
 - There are also two multi-speed remote-controlled fans with lights, ceiling mounted, for extra air circulation and overall lighting.
 - To take advantage of the heat generated by the wood stove in this room, there is a fan hidden in the high wall between this room and the family room/dining area, controlled by a remote control switch, moving warmer air into the next room.

- **Loft**
 - The loft is accessed by the stairway in the Dining Room/Family Space and is accented by nautical handrails on both sides of the steps.

- There are three rooms in the loft area: the primary space, a walk-through closet, and a full bathroom with shower.
- The primary space is currently being used as a guest room with a queen bed and an office, equipped with a desk, short filing cabinet, and bookcase.
- There is a built-in chest of drawers in an under-eave space.
- With the open railing overlooking the space below and the upper windows on the lakeside of the dining room/family space, there is a beautiful view across the lake from the desk/office area.
- Excellent ventilation is provided by two awning-style windows on either side of the primary space, and there are a multispeed fan and light with remote control ceiling mounted.
- The closet provides generous shelving and hanging space.
- A motion-activated light warns guests of a step down into the closet space.
- The full bath features a ceiling exhaust fan, a surround shower enclosure with glass doors, a cabinet mounted sink, and ceramic tiled floor.
- Loft bath ceiling is cedar for increased moisture tolerance
- An overhead light fixture, one over the toilet area, and a shower ceiling light provide ample illumination.
- Lighting and towel racks are all custom, camp, and lake themed.