

242 Black Bear Way, Ellsworth

Upgrades Sheet

- **Electrical - Versant.** Seller owns the pole closest to the house and pays \$20/month insurance to Versant.
- **Internet - Fidium** \$50/month for 6 months then put it on suspend for 6 months.
- **Waste -** take trash to Ellsworth transfer station or get \$4 tags for each bag roadside at Nicolin/Jordan Way intersection.
- **Major Upgrades**
 - **2019** - screened in lake side porch, remodel second floor for on suite shower, dual vanity, and walk in closet, kitchen pull out drawers in lower cabinets
 - **2020** - 12x24 Garage and crushed rock driveway
 - **2021** - flagstone side patio and first floor guest room fan/light
 - **2022** - flagstone front patio and field stone planter with ferns and astilbe
 - **2024** - new dock system with boat lift (Hammond Lumber), granite front steps, new refrigerator
 - **2025** - second floor plantation shutter
- **House comes fully furnished with bed sheets, comforters, pillows, and towels. Fully functional kitchen with plates, bowls, cups, mugs, glasses, pots, pans, silverware and utensils.**

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- **Appliances**
- **2024 Samsung 30 cubic ft Bespoke Refrigerator**
- **2007 Thermidor Oven/Microwave (electric) and Bosch stove top (propane)**
- **2010 Bosch Dishwasher**
- **2010 Whirlpool Washer and Dryer**
- **2025 Samsung 55 inch TV**
- **2021 Pelican Voyage Deluxe Pedal Boat**
- **Furniture that would stay (valued at \$22,205)**
- **2018 Lodge Pole Pine King Bed with iComfort mattress**
- **2018 One drawer Lodge Pole Night Stand (2 ea)**
- **2019 Lodge Pole Six Drawer Dresser**
- **2019 Jamestown Six Drawer Dresser**
- **2019 Canoe Shaped Bookcase**
- **2018 Montauk Trestle II Dining Table with 6 chairs**
- **2018 Amisco Kyle Swivel Seat Bar Stool (2 ea)**
- **2022 Reclining Sofa**
- **2017 Leather Recliners (2 ea)**
- **Vent Free Propane Fireplace**
- **Dry Sink with Granite Top**
- **2015 Wrought Iron Queen Bed and Mattress**
- **2024 Night Stand**
- **2018 Porch Chairs (8 ea)**
- **2021 Bali Propane Fire Table 60,000 BTU**
- **2018 Weber Grill**

