

Repairs and Renovations by Current Sellers as of 4/15/2026:

Main House, all upgrades permitted and per code by the Town of Bar Harbor:

- 1) Remodel of upstairs bathroom in back bedroom, installed marble shower, marble countertop to sink and new cabinetry, marble flooring; bathroom was originally a ½ bath and laundry room
- 2) Original outside stairway to back bedroom replaced
- 3) Installation of laundry in the mud room entry by the kitchen
- 4) Partial remodel of the upstairs middle bathroom with new marble countertop to sink area
- 5) Downstairs bathroom has been remodeled from a half bath to a ¾ bath with marble shower, marble flooring, marble countertop and new cabinetry.
- 6) Permitted for AirBnB rentals of the main house per Town of Bar Harbor
- 7) Ecobee central heating controls installed and accessible by cell phone.

Barn –

- 8) Major remodel of the barn from a shell of a garage to two large, fully remodeled living loft spaces and a full bathroom on the second floor (shower not tub), and a commercial kitchen on the first floor, all per code and permitted with the town of Bar Harbor,:
- 9) Sewer running to the house and street, permitted and per code
- 10) All plumbing and electrical upgrades are permitted and per code
- 11) Bathroom installed and permitted
- 12) All finishes installed
- 13) 3 glass exterior doors added
- 14) Windows added as necessary and permitted
- 15) Insulation installed throughout and permitted
- 16) Firewalls installed between the commercial kitchen and all living areas, permitted by the Fire Marshall and Town of Bar Harbor
- 17) Drywall installed per code and permitting
- 18) Ceiling lighting installed and permitted
- 19) Outside stairway to the back bedroom installed and permitted
- 20) 3 Bay Sink installed and permitted
- 21) Hand sinks installed and permitted
- 22) Doorway to interior stairs, separating 1st and 2nd Floors installed and permitted
- 23) Occupancy permitted

Signed by:
Hannah Somes Balcock
9C7647B6DABCAFF...

4/18/2026

DocuSigned by:
Brit Balcock
51996E55B002482...

4/15/2026