



HARBOR ISLAND

Brooksville, Maine

LandVest

22 Bay View Street

Camden, ME 04843

207-236-3543



Located at the entrance to Bucks Harbor, Harbor Island is perhaps one of the most beloved harbor landmarks along the entire coast of Maine. This 25± acre heart-shaped island provides such a degree of protection for the scenic inlet that Bucks Harbor is considered by many to be a true “hurricane hole,” offering shelter from winds in any direction. Life on the island offers a delightful combination of privacy and a vibrant location. It provides a quiet retreat from mainland life only yards from the mainland, together with a premium location for monitoring the harbor’s yacht traffic, windjammer activity, and wildlife such as bald eagles, osprey, porpoises, and harbor seals.



The property is a classic Maine summer island, with a simple 1957 cabin offering spectacular southerly views from its generous deck of Pumpkin Island Light, the western entrance to Eggemoggin Reach, and Penobscot Bay. A dock and float are located on the harbor side, tucked into the island’s northern cleft in an exceedingly sheltered location. The land is high, with deciduous and evergreen woods, lichen-covered granite, and paths that lead to various viewpoints. The 4800± feet of shorefront are varied, with a beautiful pebble beach, cobblestones, tidal pools, and bold granite ledges.



Bucks Harbor is a small village in the town of Brooksville that was immortalized by Robert McCloskey in his 1953 children’s book *One Morning in Maine*. The harbor’s character has changed little since then, and it offers a peaceful, traditional Maine coastal summer experience replete with an informal but very active yacht club, a small marina, and a general store with an art gallery and restaurant. South Brooksville is located on the Blue Hill Peninsula, and the town of Blue Hill (about 15 minutes away) offers restaurants, art galleries, music, and shopping. Additional services (including a full-service hospital) are found in the small city of Ellsworth, about 30 minutes away. Acadia National Park is about 45 minutes to the north by car and a delightful trip by boat.

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