

**The Moxie Farm
Friendship Long Island
Friendship, Maine**

PROPERTY ADDENDUM

MAIN RESIDENCE

FIRST FLOOR

Living Room (17'x24') with maple floor, built-in window seat, beach stone chimney, propane Glo-Warm heater, glass doors to decks and sun porch, stairs to second floor

Sun Porch (12'x21') with painted wood floor, glass door to deck, beaded board walls

Dining Room (12'x14') with closet, glass door to deck, oak floor

Kitchen (14'6"x17') with oak floor, RCA gas stove, Dometic propane refrigerator, Waterford Wood Stanley cookstove, cherry cupboard, butcher block and formica counters, closet, built-in window seat, Pro-Com propane heater

Sitting Room (14'6"x16') with Vermont Castings Resolute woodstove, stairs to second floor

Bath (7'x10") with tub and shower, tile floor, Pro-Com propane heater

Back Entry (4'6"x8") with maple floor

Wood Room (6'6"x14') with pine walls, painted wood floor

SECOND FLOOR

Hall (6'6"x10')

Bedroom (13'x13') with painted wood floor

Bedroom (11'x20'6") with painted floor, beaded board walls and ceiling

Bedroom (9'6"x9'6")

Bath (7'6"x10') with clawfoot tub, maple floor, porcelain fixtures

Master Bedroom (13'6"x14') with oak floor

Sitting Area (7'6"x11'6") with Vermont Castings Intrepid woodstove

Master Bath (6'x11'6") with tile soaking tub and shower, oak floor

Hall (8'x17') with two closets

Bath (5'x8'6") with shower

Bedroom (14'x14') with closet, built-in window seat, oak floor

Deck (16'x41') with pergola

MAIN RESIDENCE UTILITIES

Electrical: Solar and wind turbine; RV Power Products Trade Engineering Inverter; Lister diesel generator

Water: Private well; Dayton Fuel Trimmer hot water heater

All measurements are approximate.

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EXCLUSIVELY LISTED WITH LANDVEST

\$1,875,000

**Terry Sortwell • LandVest, Inc. • 22 Bay View Street • Camden, Maine 04843
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PROPERTY ADDENDUM, CONTINUED

Air: Aldus air exchanger system

Loft (11'x22')

Sewer: Private septic system

Deck (6'x22') and (6'x38')

BARN (30'x56')

FIRST FLOOR

Storage Rooms, workshop, Frostex chest freezer, Transco chest freezer, GE washer and dryer, AO Smith hot water heater, utility sink

SECOND FLOOR APARTMENT

Living Room (12'6"x20') with painted wood floor, walls and ceiling, Empire propane heater, Vermont Castings Resolute woodstove

Kitchen (7'x9') with Consul Biplax Rural propane refrigerator, gas stove

Bath (5'6"x8'6") with shower

Bedroom (9'x15')

STUDIO

Main room (22'x32') with wide pine floors, Jotul woodstove with Delft tile hearth, Pro-Com propane heater, skylights

CARETAKER'S HOUSE

FIRST FLOOR

Entry (8'x11') with tile floor

Living/Dining Room (14'3"x26'6") with Medallion propane heater, Franklin cookstove, wide knotty pine floor

Kitchen (8'9"x9') with formica counter, Consul propane refrigerator, premier gas stove

Bath (6'10"x8'6") with shower

Bedroom (12'3"x12'3") with closet, wall-to-wall carpet

Family Room (14'2"x16'4") with door to deck (4'10"x21')

SECOND FLOOR

Sitting Room (9'4"x25') with sliding glass doors to deck (9'x13')

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PROPERTY ADDENDUM, CONTINUED

Bedroom (9'10"x14'2") with stained glass window

Taxes: \$9,066 (2008)

Bath (6'10"x9'6") with clawfoot tub, knotty pine floor

Town Tax Maps: Map 123, Lot 001 (Town of Friendship)

WALK-OUT BASEMENT
Ashley Automatic woodstove
Zero chest freezer
GE washer

Square feet of living area (approximate):
Main residence, 2870

CARETAKER'S HOUSE UTILITIES

GE Smart water heater

Outback power systems; Cutler Hammer Inverter; RV Power products; Solar Boost 50; Photovoltaic charge controller

PERSONAL PROPERTY TO CONVEY

- Furnishings
- EZ-Go golf cart with EZ-Go Textron Total Charge solar charger
- Kubota RTV 900 4x4 diesel vehicle
- Ford 768B tractor

OTHER

West Wharf (19'x80', 12'x19'), ramp and float

East Wharf (6'x130') and float (12'x19')

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