

ADDENDUM**LILYHAVEN
ISLESBORO, MAINE**

MAIN LEVEL

Lilyhaven, privately positioned in historic Dark Harbor on 7.21± acres, presents a year-round waterfront residential compound on Penobscot Bay. The Royal Barry Wills Associates design embodies the Shingle -style cottage

Entry Foyer (21' x 8'): double story entry hall, brick floors, closets, stairwell (up and down) and powder room. Brick floors.

Hallway (22' x 8'): from vaulted entry foyer to terrace and the sea. Brick floors.

Powder Room (8' x 5')

Living Room (26' x 21'): French doors to terrace, bay window, wet bar and fireplace. Oak floors

Dining Room (17' x 14'): bay window toward seaside terrace, custom mural of surrounding bay environs, corner cupboard and fireplace. Oak floors.

Kitchen (28' x 15'): custom cabinetry, wood and marble counter finishes, a fully integrated office area, expansive island prep area with sink and dishwasher, double stainless sink, dishwasher and counters face the sea. Abundant storage and prep surfaces. Brick floors.

Family Room (28' x 20'): adjacent to the kitchen, French doors to the seaside terrace and pool, full wet bar with icemaker and beautiful granite hearth and fireplace. Brick floors.

Library/Den (20' x 15'): custom cabinetry and shelves, full office support systems and fireplace; opens to sunroom. Oak floors.

Four Season Sunroom (17' x 14'): brick floors and fireplace. French doors to den and seaside terrace. Brick floors.

Master Bedroom Suite

Master Bedroom (18' x 15'): windows to the sea and first floor convenience. Oak floors

Dressing Room (15' x 8'): twin vanities, window seat and generous cabinet storage. Features twin walk-in closets (8' x 6') with custom cabinetry and storage installations. Oak floors.

Master Bath (15' x 10'): full Jacuzzi, with views to the sea, separate shower cabinet and a separate water closet with bidet. Tile throughout. Tile floors.

Laundry Room (9' x 6'): abundant storage and porcelain sink. Connects to residence, guest suite, garage and auto park door. Brick floors.

Car Park Foyer (18' x 5'): window seat, closets, and audio system storage, access to residence, garage, driveway and side yard. Brick floors.

Half Bath (7' x 4'): near laundry, family room and garage. Brick floors.

Garage (25' x 27'): Lift Master remote door openers and abundant storage.

Tool/Wood/Implement Storage (9' x 8'): attached to garage.

SECOND LEVEL

Landing Hallway (11' x 3'): accesses three bedrooms, storage, a three-quarter bath and linen closets. Oak floors.

Bedroom (13' x 11'): ceiling fan closets and windows to the sea. Oak floors.

Bath (9' x 5'): tile floors.

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Bedroom (15' x 10'): ceiling fan, and windows to the sea. Oak floors.

Hallway Bath (8' x 7'): across from center bedroom. Tile floors.

Bedroom (13' x 11'): ceiling fan, closets and windows to the sea. Oak floors.

Bath (8' x 7'): tile floors.

Attic Storage: accessed from second floor, possible living space expansion.

Guest/Staff Quarters

Sitting Room (10' x 10'): entertainment system storage, double closet. Oak floors.

Bedroom (19' x 14'): south and west facing. Closets.

Bath (13' x 8'): tile floors.

LOWER LEVEL

The finished space in the lower level is fully carpeted, offering communications and office system support.

Gym (41' x 13'5"): fully furnished, exercise equipment and TV.

Office (16' x 10'6"): carpeted with office support systems.

Wine Cellar: full climate controls, and wine racks.

Storage: two large storage areas, north and south ends, house furnace/boiler/fuel supply, pump and water purification system. Abundant room for workshop or expansion.

OTHER FEATURES:

In-ground custom swimming pool (28' x 15' oval), heated and beautifully landscaped accessing terrace and lawns.

- Gemini computerized security, and hardwired fire alarm
- ADS integrated audio entertainment system
- Internet access
- Jacuzzi whirlpool bath in master suite
- Electrolux dual canister central vacuum
- Neptune water purification system attached to well
- Kitchen equipment includes two Sub-zero 36' Model 501R refrigerators, one Sub-zero 36' Model 501F standing freezer, two Asko dishwashers, two stainless steel sinks with Kitchen Aid disposals, a Viking stovetop with six burners and griddle, hood and exhaust fan, two Gaggenau oversize ovens, microwave, and an expansive center island.
- Laundry is furnished with heavy-duty Maytag washer and dryer and a porcelain country washbasin.
- Gymnasium/exercise area includes: acoustic ceiling and carpet, JVC television, ADS Audio, Precor EFX 5.33 Step, Ventura free weights, racks, bar and benches (2), Ventura Online 1800 Universal, Parabody Press Rack, Parabody Upright Squat, Nordic Track VGR 940 Step/Walk.

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UTILITIES: oil-fired forced hot air and supplemental forced hot water (lower level), Burnham low pressure Model KV89 furnace and boiler, Beckett burner, two 275 gallon fuel storage tanks.

LEGAL FROM WALDO COUNTY:

- Book 2923, Page 38

**PROPERTY DATA FROM TOWN OF
ISLESBORO:**

- Map 6, Lot 6D
- Total Acreage: 7.21± acres
- Taxes: \$ 22,877.42 (2010-2011)

BOUNDARY SURVEY:

- Water Frontage: 408± feet

All measurements are approximate.

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