

PRIVATE ISLANDS INC.

PHOEBE ISLAND

SEBEC LAKE, MAINE

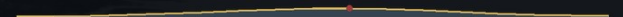


THE ISLAND — TERRAIN

FREEHOLD · TURNKEY ISLAND HOME
22 ACRES OF SHORE LAND · TWO PONDS

45.265°N 69.195°W

ELEVATION — SUMMIT 325 FT



THE ESTATE

At a Glance

LOCATION	Sebec Lake, Maine
TITLE	Freehold
ISLAND	Rocky islet, one home
SHORE LAND	22 acres, 3 parcels
PONDS	Two private ponds
SUMMIT	325 ft

22 ACRES OF SHORE LAND

Three mainland parcels totalling 22 acres: a parking and storage lot, and two pond lots, one with a second house.

ISLAND VITALS

PRICE	WATERS
NOT PRINTED	Sebec Lake
TITLE	SUMMIT
Freehold	325 ft
SHORE LAND	SETTING
22 acres	Bowerbank, Maine

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REGION — MAINE: THE NORTH WOODS

Sebec Lake lies in Piscataquis County, in Maine's North Woods, east of Moosehead Lake and south of Baxter State Park. Maine islands and shore land sell in freehold, outright title, and the lake country is the state's premier freshwater fishing and wilderness region.





THE ISLET

A House on a Rock in the Lake

Phoebe Island is a small rocky islet in a pristine cove of glacial rock on Sebec Lake, just a short distance from the mainland shore. Its home sits tucked into the cove, an ideal setting for swimming, boating and all lake activities.

THE HOME

Turnkey and Furnished

The island home is fully equipped and move-in ready, with boats, docking equipment and furnishings included in the sale. The next owner steps straight into island living, with the setting-up already done.

THE MAINLAND

22 Acres Behind the Island

The sale includes 22 acres of shoreside land in three parcels: a 2-acre parking and storage lot, a 12-acre pond lot, and an 8-acre pond lot with an additional house. Together they give the island a full mainland base.

THE COMPOUND

Room to Live, Store and Host

The layout creates a versatile compound with multiple living, recreation and storage options, organised for low maintenance, ensuring more time enjoying the property and less time managing it.





LAND AND WATER

Lake, Ponds and Forest

Tournament-quality fishing is available directly from the island's front stoop, while the two private ponds on shore offer additional fishing and attract local wildlife, including a resident herd of deer. The combination of lake frontage, ponds and forested acreage creates a rich natural environment for outdoor enthusiasts.

KNOWN FOR

A turnkey home on a tiny rocky Sebec Lake islet, sold with 22 acres of shore land, two private ponds and a second house in Maine's North Woods.

DAYTIME HIGH $\pm 80^{\circ}\text{F}$ · NIGHT LOW $\pm 3^{\circ}\text{F}$



FROM THE SHORE

A Dock or Walkway Away

The island's proximity to shore allows simple access via dock or walkway from the property's own mainland parking and storage lot. The included boats and docking equipment support a seamless transition into island living.

THE GATEWAY

Dover-Foxcroft and Bangor

Dover-Foxcroft, the Piscataquis County seat, lies about six miles south for supplies and services. Bangor International Airport is the regional air gateway, while Moosehead Lake and Baxter State Park frame the wider wilderness country.

DISTANCES — STRAIGHT LINE

Sebec 4 mi · Dover-Foxcroft 6 mi · Bangor Int'l Airport 37 mi

ONE ISLET • ONE SHORE BASE • SEBEC LAKE

LOCATION

On the Map

SEBEC LAKE • PISCATAQUIS COUNTY, MAINE



GALLERY

The Estate in Frames



Wood-paneled sleeping quarters in the island home



The living room and its spiral stair



Dining at the island home's long table



One of two private ponds on the shore land



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

PHOEBE ISLAND

SEBEC LAKE, MAINE

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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