

PRIVATE ISLANDS INC.

GREER ISLAND

FOX ISLANDS, MAINE



5 ACRES • FREEHOLD
CABIN SITE READY • FOX ISLANDS

44.054°N 68.785°W

ELEVATION — SUMMIT 27 FT



THE ESTATE

At a Glance

LOCATION	Fox Islands, Maine
TITLE	Freehold
LAND AREA	5 acres
DEVELOPMENT	Partially developed
CABIN SITE	600 sq ft, 12 pads set
SUMMIT	27 ft

FOUNDATION PADS IN PLACE

Twelve pads already sit at the island's highest ground, ready for a 600 square foot cabin, with a waste disposal plan previously approved.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	5 acres
TITLE	SUMMIT
Freehold	27 ft
WATERS	STATUS
Penobscot Bay	Partially developed

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REGION — MAINE — THE FOX ISLANDS

Maine's rugged coast holds thousands of islands, and foreign buyers enjoy the same freehold ownership rights as locals. A reliable Coastal Island Registry supports title certainty, and the Fox Islands, Vinalhaven and North Haven, are working lobster country with daily ferry links to Rockland.





THE SETTING

A Century in One Family

Greer Island is a private sanctuary held by the same family for over a century, set just off Vinalhaven in the Fox Islands. Spruce and granite outcrops shape the island, and the views run a full circle, from Isle au Haut to the Camden Hills.

THE WOODLAND

Spruce Planted by Hand

The robust spruce forest at the island's centre was hand-planted over a 44-year period, growing into a healthy, self-propagating woodland that holds the island's privacy. Open ground carries native grasses, wild roses and wild strawberries.

WHAT STANDS

The Fisherman's Shack

A rustic 12 by 15 foot fisherman's shack stands above the rocky shore, currently in poor condition. It marks the island's building history; the listing prepares the ground for a new primary structure in its place.

THE PREPARATION

Twelve Pads at the High Ground

Twelve foundation pads are already installed at the island's highest elevation, designed to support a 600 square foot cabin. Soil tests confirm two feet of rich topsoil, and an engineered waste disposal plan previously received town approval; a new owner reapplies for building permits.





LAND AND WATER

Granite Shore, Deep Water

Gentle slopes rise to the elevated centre, ringed by granite outcrops and a rocky shoreline with deepwater anchorage all round. The cove side suits a seasonal float dock and ramp: Maine DEP approval was previously granted and a pin is set in the granite. The island is certified as not a Significant Wildlife Habitat, keeping sensitive development flexible.

KNOWN FOR

A century in one family: a hand-planted spruce island in the Fox Islands, with a cabin site already founded just off Vinalhaven, Maine.

DAYTIME HIGH $\pm 75^{\circ}\text{F}$ · NIGHT LOW $\pm 13^{\circ}\text{F}$



BY BOAT

Minutes from Vinalhaven

Logistics are simple this close to Vinalhaven: a short run from the Vinalhaven Ferry Landing, or a five-minute paddle from the Town Park Preserve at Geary's Beach, where parking is free. Kayaks and small boats make the crossing from the beach.

BY FERRY

The Daily Rockland Ferry

Vinalhaven itself provides a medical center, supermarket, lumber company and a lobster co-op, and daily ferry service connects the island town to Rockland on the mainland. The property enjoys excellent cell phone reception.

DISTANCES — STRAIGHT LINE

Arey Cove 1 mi · Vinalhaven 2 mi · Rockland 11 mi

5 ACRES • FREEHOLD • ONE FAMILY FOR A CENTURY

LOCATION

On the Map

FOX ISLANDS • PENOBSCOT BAY, MAINE



GALLERY

The Estate in Frames



Granite shore on the island's south side



The fisherman's shack above the shore



Spruce over the island meadow



Grasses and granite at the high ground



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

GREER ISLAND

FOX ISLANDS, 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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