

## L'Etete Watch Main House Amenities List – Page One

### Main Entry Way – size 18ft. X 14ft.

- bead board wainscoting
- Waverly wallpaper
- beamed ceiling
- full-length windows for open view of ocean
- wood floor
- semi-flush mounted chandelier-type light fixtures

### Office/Bedroom #1 – size (including bath and closet) 24ft. X 13ft.

- double French doors in from entry way
- Waverly wallpaper (both office and bathroom)
- wall sconces
- wood floor in office and closet
- corner full-length windows with ocean view
- wired for computer, cable and extra telephone lines
- walk-in closet with built-in shelving
- full bath (no tub, just shower) with pedestal sink, Kohler faucets, tile floor and shower walls, Swanstone shower base, linen closet, wall scone, Broan exhaust fan/light/night light and a Nutone medicine cabinet

### Library – size 18ft. X 11ft. plus 9½ ft. X 7ft.

- two-story space with stairway up to Master Bedroom
- high windows on three sides
- open to Master Bedroom creating the effect of a loft
- built-in bookcases (13ft. long X 8½ ft. tall) with “up” lighting and recessed “down” lighting – almost 80 linear feet of book shelves
- storage closet under stairs
- large coat closet (7' X 5') with built-in shelving
- large oval window adjacent to coat closet that looks out on covered porch
- wood floor
- Quoizel wall sconces with rheostat

### Living Room – size 30ft. X 28ft.

- step down from the rest of the house
- vaulted, beamed, white washed 20 foot high wood ceiling
- panoramic view out in three directions with transom windows over tall windows and a 3 ft. X 4 ft. oval window
- raised hearth cultured stone fireplace with Stole natural iron door and screen

## L'Etete Watch Main House Amenities List – Page Two

### Living Room continued

- Quoizel wall sconces with rheostat
- brass portrait light over fireplace with rheostat
- wired for stereo speakers
- brass floor outlets
- wood floor
- French doors out on two sides to covered wrap-around porch
- 23½ ft. X 9½ ft. attached screened porch on south side

### Dining Room – size 22ft. X 16ft.

- raised panel wainscoting
- Waverly wallpaper
- coffered ceiling with zoned recessed lighting, those over table with rheostat
- two custom built-in corner hutch cabinets with glass uppers (5ft. across front), 1¼ inch thick imported granite countertops and furniture-style toe piece
- wood floor
- three panel French doors open out onto second screened porch, which measures 21½ ft. X 16½ ft.
- swinging butler pantry door to kitchen with brass kick plate

### Kitchen – size 16ft. X 16ft. (size does not include pantry, which is 8½ ft. X 5ft.)

- custom white bead board cabinets with glass doors on most uppers
- Waverly wallpaper
- wood floor
- imported 1¼ inch thick granite countertops with 12 inch tall backsplashes
- recessed lighting
- under counter built-in stemware rack
- large 8ft. X 4ft. center island with electrical outlets in three positions
- extra support in ceiling to hold heavy cookware racks (cookware rack **not** included in sale of house)
- two full-sized deep, under-mount sinks, both with garbage disposals
- Kohler nickel faucets
- upgraded appliances – stainless steel fronts
- Sub Zero 600 series refrigerator **and** separate 600 series freezer
- Thermador 36" professional series six burner propane gas range with over-sized electric oven
- Thermador professional series range hood
- solid 6ft. X 3ft. sheet of granite behind this stove unit for backsplash
- additional Thermador wall oven unit – includes 27" electric oven, microwave and warming oven/drawer

## L'Etete Watch Main House Amenities List – Page Three

### Kitchen continued

- Kitchen Aid Superba dishwasher
- Marvel wine cooler
- large walk-in pantry has 77 linear feet of special shelves for canned good and spices, 34 linear feet of 8½” wide shelves for other food and dishes, and 26 linear feet of 16” wide shelves for over-sized item and cookware, and pantry has a window in it!
- built-in cook book bookcases with 18 linear feet of shelf space

### Great Room – size 23ft. X 20ft.

- connects to kitchen and has space for large table
- wood floor
- floor outlets
- double French door out to second screened porch (see size with dining room)
- vaulted 11½ foot ceiling with white washed beams
- wired for cable
- Jotul F 500 Oslo wood stove – black slate under and behind stove
- views out in three directions including views of St. Andrews, New Brunswick

### Master Bedroom – size 30ft. X 16ft. (second floor)

- door out to attached covered porch on east/ocean side
- Quoizel wall sconces – matching those on stairs, and with rheostat
- window seat (opens to cedar chest) with eyebrow window over (custom made window seat cushion included with sale of house)
- wired in two separate locations for by-the-bed electrical and cable
- ten foot ceilings – sloped on one side
- wall of windows with ocean view
- built into upper level of entry turret allowing for cross breezes that keep the bedroom cool in summer without the need for fans or AC
- wood floor
- floor outlet

### Master Bathroom – size 19ft. X 12ft. (second floor)

- bead board wainscoting and ceiling – ten foot ceilings
- six-piece bath
- custom vanity cabinet with furniture-style toe kick
- 9 foot marble countertop with two Kohler under-mount porcelain sinks
- Kohler faucets (except tub faucet which was a special order to fit antique tub)
- separate room, with oval window, for Kohler's Portrait toilet and bidet

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Master Bathroom continued

- 5ft. X 3ft. marble shower with custom terrazzo shower base
- antique claw footed tub
- tile floor
- Broan exhaust fan/light/night light
- wall sconces and recessed lighting, sconces by bathtub with rheostat
- five awning windows allow transfer of light from upper level Library space
- bead board mirrors included

Master Bedroom Closet # 1 – size 12ft. X 9ft. (second floor)

- 25 feet of bar/hanging space
- approximately 50 linear feet of built-in shelving
- wood floor
- recessed lighting

Master Bedroom Closet #2 (Cedar Closet) – size 14½ ft. X 8ft. (second floor)

- 18 feet of bar/hanging space
- approximately 45 linear feet of built-in shelving
- wood floor
- recessed lighting
- awning window allows transfer of light from upper level Library space
- door from this closet opens to large, clean, dry attic storage space

Bedroom #2 (blue) – size 16ft. X 13ft. (with attached full bath measuring 9½ ft. X 6½ ft.)

- wood floor
- wired for cable
- bathroom has Waverly wallpaper, Kohler deep soaking tub with shower, Kohler faucets, wall sconces, pedestal sink, Broan exhaust fan/light/night light, Nutone medicine cabinet and a linen closet

Bedroom #3 (pink) – size 16ft. X 12ft. (with attached full bath measuring 8ft X 6ft.)

- wood floor
- wired for cable
- floral curtain **not** included with house/custom Waverly window shade is
- bathroom has Waverly wallpaper and custom Waverly shower curtain, Kohler tub with shower, pedestal sink, Kohler faucets, linen closet, wall sconces, Broan exhaust fan/light/night light, Nutone medicine cabinet

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Powder Room – size 7ft. X 6ft.

- Kohler's Portrait pedestal sink and toilet
- Kohler brass faucet
- crystal light fixture
- Waverly wallpaper
- tumbled marble tiles on floor
- mirror over sink **not** included with sale of house

Main Hallway – size 38ft long X 5ft wide

- set-back built-in bookcases affording approximately 90 additional linear feet of book storage shelf space
- special picture niches (removable brass picture light **not** included with sale of house)
- recessed lighting and down lighting in front of bookcases
- two additional storage closets – one for hanging large table linens
- wood floor

Mud Room Entry Way – size 9ft. X 9ft.

- 5½ foot tall bead board wainscoting
- semi-flush mounted light fixture
- French doors out to main dooryard and to private, enclosed 15ft. X 11ft deck
- tile floor

Laundry Room – size 10ft. X 8ft.

- large coat closet
- built-in custom cabinets
- Kohler porcelain and iron mop sink
- mirror over the mop sink **not** included with sale of house
- tile floor
- washer and dryer included in sale of house

Garage – oversized two car 30ft. X 24ft.

- built-in shelves, bench and coat rack

Other Amenities

- Anderson 400 series windows and exterior doors
- Security system, including three key pads and smoke and/or heat detectors in most rooms/areas, and low temperature sensor
- Humidex dehumidifier
- 15KW whole house propane generator with auto start-up, auto transfer and auto weekly test run
- Weil-McLain nine-zone hot water (oil) furnace with re-circulating line
- basement under Office (accessible only from outside) is set up as a shop, with electrical outlets placed for power tools and with a shop sink
- 2,000 +/- sq. ft. of porches, mostly covered, with recessed lighting – two large areas are screened-in porches (of approximately 577 sq. ft. total)
- other exterior lighting is Newbury Series by Quoizel
- almost all towel bars are Baldwin Brass
- all interior door handles/levers are Baldwin Brass
- door handles on exterior doors are part of Anderson 400 series windows/doors
- 850 +/- sq. ft. guest house, approximately 150ft. from main house
- cute wood storage shed
- beautiful garden areas surrounding house and around property – high-bush blueberry bushes yield approximately 40 quarts of blueberries per year!
- fenced hard surface tennis court
- built in 2001-02
- approximately twenty-four acres of very private fields and forest with approximately 650 +/- feet of deep water ocean frontage on the Passamaquoddy Bay, overlooking New Brunswick, Canada
- totally private, very quiet location with wonderful proximity to Maritime Canada – St. Andrews, Prince Edward Island, Fundy National Park, Nova Scotia, Campobello Island – yet close to popular Maine locations as well - Bar Harbor, Mt. Dessert Island, Bangor.
- approximately 5,200 square feet of luxury living!

Note: all measurements are approximate and all information is to the best of seller's knowledge

## L'Etete Watch Guest House Amenities List – Page One

### Entryway – size 7 ft. X 5 ft.

- tile floor
- large lighted coat closet with built-in shelves
- Baldwin Brass door levers
- recessed lights

### Living Room – size 21 ft. X 16½ ft.

- Pergo “wood” floor – oak
- tall windows to maximize views, 3 ft. X 4 ft. oval window, 9 ft. 3-panel French door out to deck on ocean (east) side
- brass floor outlets
- wall sconce

### Kitchenette – size 13 ft. X 8 ft.

- 18 ft. of lower cabinets
- 8 ft. of upper cabinets
- imported 1¼ inch granite countertops with 4-inch backsplashes
- custom 21-inch X 35-inch island/cart with matching granite top
- deep under-mount sink with Delta faucet
- KitchenAid 2-burner ceramic glass cook top
- GE Profile Spacemaker II above-counter microwave oven
- Magic Chef refrigerator with ice maker
- custom built-in oak cabinet over refrigerator with display shelf space and wine bottle storage (4 cubicles)
- wall of windows over countertop on north wall
- recessed lights
- under cabinet built-in stemware rack
- Pergo “wood” floor - oak

### Bedroom – size 16 ft. X 13½ ft.

- Pergo “wood” floor – oak
- tall windows to maximize views
- Baldwin Brass door levers
- Murray Feiss brass swing arm lamps positioned bedside for reading
- Large 7 ft. X 5½ ft. walk-in closet with built-in shelving, high awning window and recessed lighting

## L'Etete Watch Guest House Amenities List -- Page Two

### Bathroom – size 10 ft. X 7 ft.

- Tile floor
- Tile shower stall with built-in ceramic shelves, Delta faucet, Kohler shower door and Swanstone shower base
- 3 ft. white vanity with imported 1¼ inch granite top and 4-inch backsplash, under-mount porcelain sink and Delta Faucet
- mirror over vanity included with house
- white bead board wainscoting
- Waverly wallpaper
- Broan exhaust fan with light and nightlight
- 3 awning windows placed “high” for privacy
- above mirror wall sconce and recessed lighting
- Baldwin Brass door levers and towel bars
- Kohler “comfort” height toilet
- linen closet

### Other Amenities

- covered 10 ft. X 10 ft. porch at entry with recessed lighting
- 1,000 sq. ft. of deck surrounds three sides of guest house
- exterior 4 ft. wide steps up to lighted attic storage
- Anderson 400 series windows throughout (except in basement)
- radiant heat (oil) – with manual switch to run on generator in the event of a power outage
- same well as main house, but separate septic system
- new construction – built in 2007
- heated basement (Modine Heater) (exterior access only)
- Humidex dehumidifier
- Newbury Series post lights by Quiozel along walkway that have switches both at guest house and at main house
- other exterior lighting is Newbury Series by Quiozel and Kichler spot lights
- idyllic setting in trees with a winding stone walkway and stone wall
- gorgeous sweeping views in every direction
- 850 square feet of luxury living for your guest with every detail taken into account!

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