

Selling Memorandum

Heart's Content

East Orland, Maine 04431



Heart's Content, built circa 1898 overlooking pristine Heart Pond in midcoast Maine, is perhaps the most idyllic camp property we have listed in 15 years. The current owner purchased the camp on 3.4 acres in 1998, after a two-year statewide search for that “just right” lakeside camp—a place she could enjoy spring to fall and recall with fondness from her winter home in North Carolina. It is that kind of place.

The chalet-style cabin has its main entrance on the gable end, opening to the great room with vaulted ceiling, exposed purlins, and a massive fieldstone fireplace. The timber-style construction (round logs) creates beautifully figured interior walls and that warm, reflected glow that's the gold standard for cozy log cabins.

The room complement includes the great room with dining area and galley kitchen, a master bedroom with full-view doors opening to a private stone patio, two guest rooms, a full bath with tub/shower and a 26' x 10' screened porch overlooking the pond.

A nearby bunkhouse has room for 6- 8 guests.

Several walking paths lead from the cabin steps through the tall pines to the boat house, patio and dock on the shore of spring-fed Heart Pond. The 73 acre pond has a maximum depth of 69 feet, a gravelly bottom, and excellent water quality for swimming, boating or game-fishing for trout and salmon. When the pond freezes there's skating, ice-fishing, skiing and snowmobiling. The camp's gravel road connects directly with the Interstate Snowmobile Trail System and a myriad of local trails for year round recreation. White-tail deer, wild turkeys, grouse, fox, and black bear are common. Moose have been spotted swimming across the pond in the fall. Calling loons can be heard from the porch most evenings.

Heart's Content is located at the heart of Maine's vacationland, within an hour radius of Bar Harbor, Acadia National Park, and the picturesque coastal villages of Blue Hill, Castine, and Camden. Nearby are several golf courses and a public boat launch that offers access to the world famous sailing waters of Penobscot Bay. Both Bangor and Ellsworth offer shopping, concerts, theatre, and access to airports and major transportation routes.