



THE MAINE INN TEAM
SWAN AGENCY
REAL ESTATE

PROUDLY INTRODUCES



THE LODGE AT PLEASANT POINT



ON KEZAR LAKE IN LOVELL, MAINE

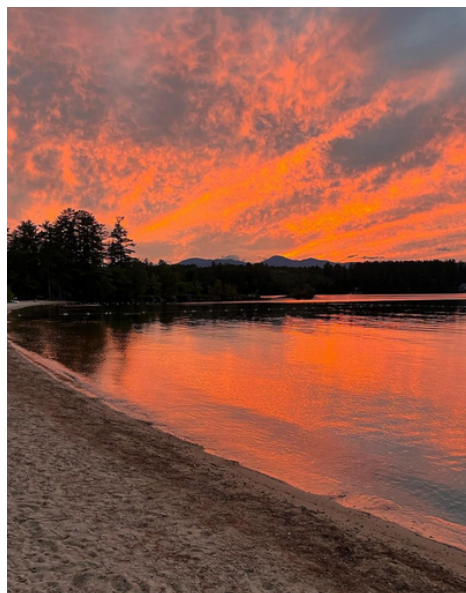
OFFERED AT \$2,795,000

WHERE RUSTIC MAINE MEETS ELEGANCE

Lodging, dining and endless outdoor activities. The Lodge at Pleasant Point is nestled in a grove of pine trees on the shore of Kezar Lake. The lodge is perfectly placed for breathtaking sunsets year-round which you can soak in on the wrap around porch or gazebo.

Constructed in 1911, the lodge has recently experienced numerous renovations and is opened to the public complete with guest rooms, fine dining and delicious Pub fare. Lounge on the private beach, play tennis or explore nearby towns.

The Kezar experience is not complete unless you've stayed at the Lodge at Pleasant Point. Throughout the summer months, boat slips are available for seasonal rentals and to also entice guests to Dock and Dine. For winter they are equipped so visitors can snowmobile straight from the lake to their door. The cozy and welcoming décor, spacious grounds and large private rooms are ideal for business events, family reunions, unique vacations, retreats, getaways and picturesque events.









PROPERTY DATA

145 PLEASANT POINT RD, LOVELL, ME 04051

- Map U36, Lot 7
- 1.86 acres
- 2022 Real Estate Taxes \$16,874
- Built in 1911

• Total square footage: 10,581

• Zoning: Shoreland

• Book 5505, Page 378, Oxford County Registry of Deeds

• 11 guest rooms with private baths in the main lodge

• Elm Cottage has 4 bedrooms which can be rented as 3 separate units (1/1/2)

• Hemlock Cottage has 2 bedrooms

• 2nd floor owner/manager's apartment w/bedroom, kitchen and a view!

• 18+ parking spaces on site plus 15 in the public lot

• Private Well and Septic

• Heat: Baseboard, direct vent heater, heat pump, hot air, gravity fueled by oil and propane

• A/C window units + 2 mini splits

• Hot water: Fuel/Propane

• Exterior: wood siding

• Storage shed

• Roofing: Metal and shingles

• Fire Life Safety: Wet sprinkler system

• Spacious commercial kitchen with 1 walk in fridge, 1 reach in freezer, 2 chest freezers

• Two restrooms off the lobby/reception area

• Beautiful open Great Room with wood burning fireplace and various seating areas

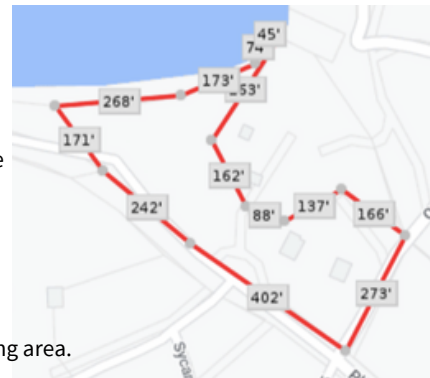
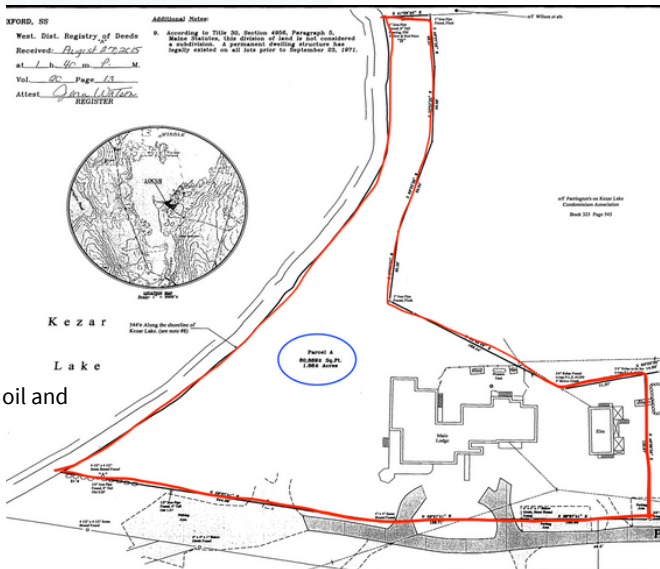
• Very successful local restaurant and pub with spacious dining room, can seat about 100: there are 12 bar stools, 12 bar seats at high tops; 15 four-top tables in the dining room. For events they can accommodate 8-10 ten-person round tops

• Over 500 feet of water frontage on Kezar Lake with a sandy beach!

• Docking system with 32 boat slips

• 1 ADA compliant guest room and ADA compliant website

• One bedroom innkeeper's quarters. Private entrance, deck with lake view, full kitchen, bath, sitting area.





RESTAURANT & PUB

THE LODGE AT PLEASANT POINT

This very popular spot with locals and guests is the perfect place to dine and relax. The restaurant can seat up to 100 guests, with additional room at the bar.

The chef prepares mouth-watering menus for each season that are perfect for every palette... and their full bar offers craft cocktails, a variety of local brews and a generous wine list.





AUTHENTIC LAKEFRONT MAINE WEDDINGS

Nestled in the beautiful foothills of the White Mountains, The Lodge at Pleasant Point is a rare find for an intimate getaway wedding.

Surrounded by organic beauty set on Kezar lake, this hidden gem creates the perfect setting for those fun, romantic and outdoor vibes that guests are looking for on their special day.

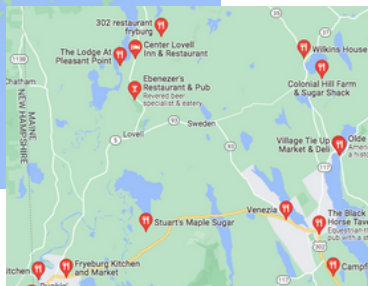
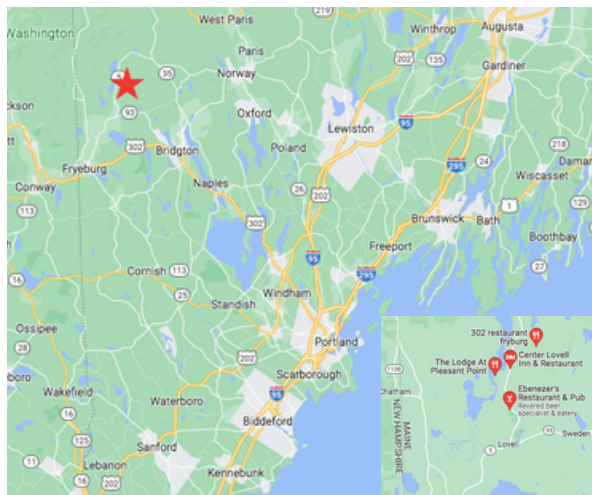


LOCATION

There is plenty to do in Lovell and the surrounding areas. Hiking, biking, kayaking, boating, sailing, sightseeing, antiquing, flying, horseback riding, dining and exploring all the area has to offer! Or just enjoy the serenity and beautiful Kezar Lake views from the grounds or lovely front porch on the grounds of the Lodge at Pleasant Point!

The inn is located:

- 1.5 hours from Portland
- 3.5 hours from Bar Harbor
- 3 hours from Boston
- 2.5 hours from Camden
- 35 minutes to Naples
- 30 minutes to Bethel
- 35 minutes from North Conway, NH







The Lodge at
PLEASANT POINT



ADDITIONAL INFORMATION AVAILABLE:

DEED

REAL ESTATE TAX BILL

ADDITIONAL PHOTOS

INVENTORY OF PERSONAL PROPERTY

LIST OF PROPERTY IMPROVEMENTS

SELLER'S PROPERTY DISCLOSURES

OFFERED AT \$2,795,000

FINANCIALLY VIABLE, TURNKEY BUSINESS

For more information or to schedule a showing contact Dana Moos
207.266.5604 dana.moos@swanagency.com
or Diane Pace 781.910.4251 diane.pace@swanagency.com

FINANCIAL STATEMENTS PROVIDED TO QUALIFIED BUYER WITH SIGNED NON-DISCLOSURE AGREEMENT



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION



35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

**Right Now
You Are A
Customer**

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- # To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- # To treat both the buyer and seller honestly and not knowingly give false information;
- # To account for all money and property received from or on behalf of the buyer or seller; and
- # To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

**You May
Become
A Client**

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- # To perform the terms of the written agreement with skill and care;
- # To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- # To maintain the confidentiality of specific client information, including bargaining information.

**COMPANY POLICY ON CLIENT-LEVEL SERVICES -
WHAT YOU NEED TO KNOW**

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- # The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- # The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- # The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) 2/3/23

To Scott Cooper (COOKEM PROPERTIES, LLC)
Name of Buyer(s) or Seller(s)

by Dana Moos DM
Licensee's Name

on behalf of Swan Agency Real Estate
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.