



SWAN AGENCY PROUDLY INTRODUCES

Peekytoe
Cottage







AN OCEANFRONT FULLY FURNISHED INVESTMENT RENTAL
LOCATED ON CAMP ELLIS BEACH, IN SACO, MAINE

OFFERED AT \$1,595,000

WELCOME TO PEEKYTOE COTTAGE!

The Peekytoe Cottage and Carriage House is a beachfront family retreat just five minutes south along the shore from famous Old Orchard Beach and its downtown attractions. It is situated near the quiet fishing village of Camp Ellis on Ferry Beach. The cottage is a spacious beachfront house with six bedrooms and three baths. The additional detached Carriage House has two bedrooms, one bath and all provide a stunning view of the entire Saco Bay and its several small islands. At the Peekytoe Cottage, every effort has been made to provide convenience, comfort and atmosphere for a relaxing seaside family vacation.



The eight bedrooms are beautifully decorated and provide guests with a charming, casual, nautical cottage atmosphere. The large living/ dining room has a large flat screen color Roku streaming TV/ DVD player, free WiFi and game table. The fully equipped kitchen contains coordinated china service for twenty-four, all pots, pans and cooking utensils. It has a four burner stove, Keurig, large oven, microwave, toaster, Breville toaster oven, coffee maker with filters, hand mixer, and dishwasher. The large pantry has a washer and dryer.

Beautiful Ferry Beach State Park is just a short walk down the beach. Enjoy Deep-sea fishing, whale watching, scooters, parasailing, jet skis and bicycle rentals. The shore fishing opportunity is tremendous at Peekytoe Cottage and is an activity not to be missed.

and Peekytoe Cottage has...



This property is ideal for a buyer with a large family or buyer looking for a large vacation home. With the capability of sleeping 19, with 8 bedrooms, 4 baths, this makes a wonderful multi-family vacation home. Currently an investment with a strong rental history, a buyer could continue the rentals and enjoy a nice passive income that pays for the mortgage. Currently rented seasonally, Peekytoe Cottage could be rented year round. **Maine winters are GORGEOUS** and milder on the beach, snowfalls are magical! Grab your snowshoes and enjoy the view! The cottage conveys fully furnished.



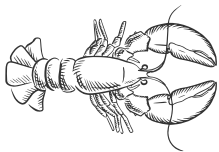
A SOLID INVESTMENT RENTAL

Peekytoe Cottage offers a buyer a real estate investment with a solid seasonal rental history, and could be rented year round. Whether for passive income, as a large family vacation home, or simply a way to pay down the mortgage of your future beach home, Peekytoe Cottage offers options and conveys fully furnished. The proximity to Portland, Boston, and easy access off I-95 make this location ideal.



- ✓ Oceanfront Real Estate
- ✓ Rental Income
- ✓ Ample Parking
- ✓ Riprap Wall/Elevated Lot
- ✓ Private Sandy Beach
- ✓ Sleeps 19!

A patio with umbrella tables, a grill, outdoor swings, plenty of Adirondack chairs, enough space for various seating areas, a fire pit, and sand beneath your feet, you can enjoy your own private beach party!

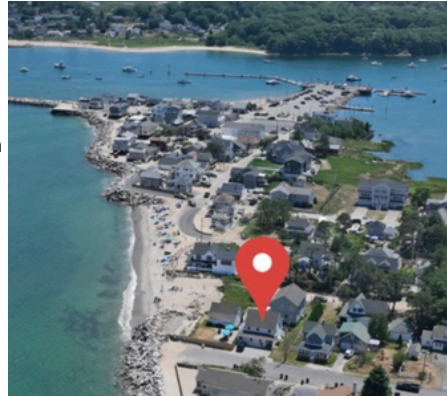


Take it to the next level and add an outdoor kitchen with built-in grill and pizza oven! Cook lobsters outdoors for your own private lobster bake!



PROPERTY DATA

- 39 Lower Beach Rd. Saco, ME 04072
- Lot size: 0.18 acres
- Water frontage: 75 feet on Camp Ellis Beach, Saco Bay, Atlantic Ocean
- Map 2, Lot 086
- Zoning CE (Camp Ellis District), Shoreland overlay
- Book 18399, Page 601-602, York County Registry of Deeds
- 2023 -2024 Tax Bill: \$15,638
- Main house built in 1900 (reconstructed, put on a new foundation and moved in 2007 to its current location); Carriage House built circa 1900; much of the Carriage House was renovated in more recent years
- Approx. 2,500 sf total
- 8 bedrooms, 4 full baths, sleeps a total of 19 in 10 beds
- Floors: beautiful hardwoods
- Decks: 2nd and 3rd floors
- Patio: ground level pavers
- Utilities: propane, public water & sewer
- Heat: direct vent and heat pump (fuel - propane and electric)
- A/C: mini splits/heat pumps (2022)
- Hot Water: propane on demand
- Two sets of washers/dryers (one in each building)
- Roofing: composition shingle (2022)
- Exterior: vinyl siding
- Asphalt parking for 4 cars with room to expand
- Garage with one space (great for storage, kayaks, bikes, etc)
- Outdoor shower (hot and cold)
- Basement under Carriage House: full, unfinished
- Foundation - Main House: Post/Pier
- House is insulated and suitable for year round use (currently seasonal by choice)
- Conveys fully furnished



The property sits at an elevation above high water mark and behind a riprap seawall to protect from flooding and erosion, and while not a federal requirement, flood insurance might be required with bank financing. Current owners do have a FEMA insurance policy, at a very reasonable annual expense of \$2,133 for both dwellings. Buyers are encouraged to seek their own advice.



*Private
Beach*









Play
time!

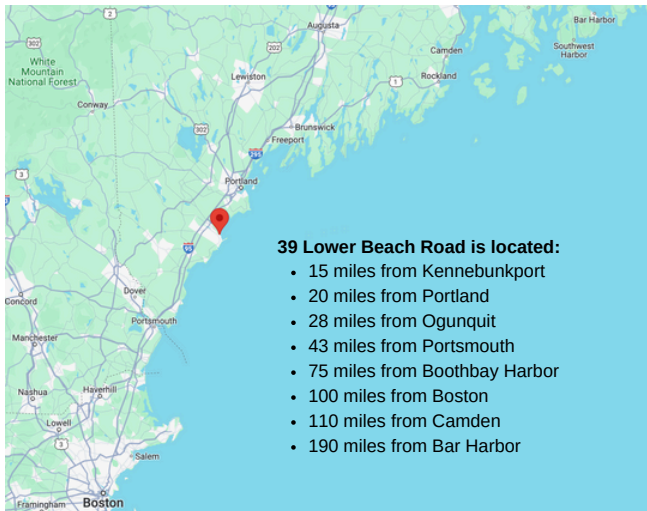
For the young and young at heart, a wide variety of activities and places of interest are available within a brief walk or a short drive. Downtown Old Orchard Beach, just minutes away, has its famous pier and various entertainment facilities such as Palace Playland, Pirates' Cove Mini Golf, many restaurants, as well as fun night clubs with dancing and entertainment.

There are also seasonal Thursday night firework displays at the old Orchard pier. Downtown features a fireworks display Thursday nights in season on the beach near the Old Orchard Beach Pier.

The best golfing in Maine is available close by in Old Orchard Beach at the Dunegrass Golf and Country Club or at Biddeford & Saco Country Club. Funtown/Splashtown, the area's biggest amusement park featuring the new super giant roller coaster and a mountain of gushing water and every imaginable way to cool off in the summer heat, is a short ten-minute drive away. Great picnic facilities are featured in neighboring Scarborough.

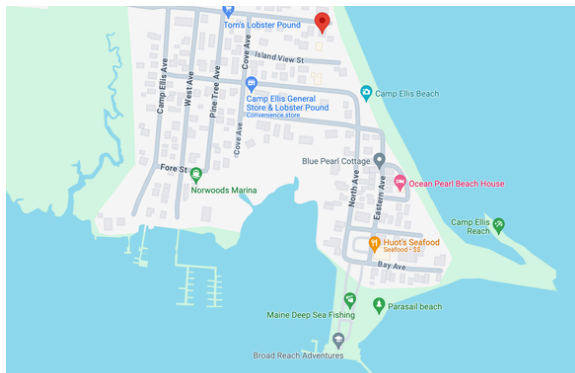
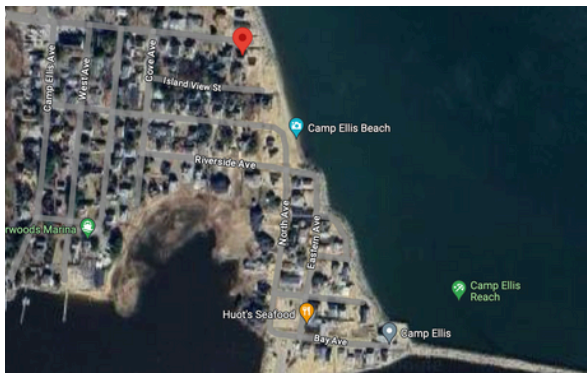
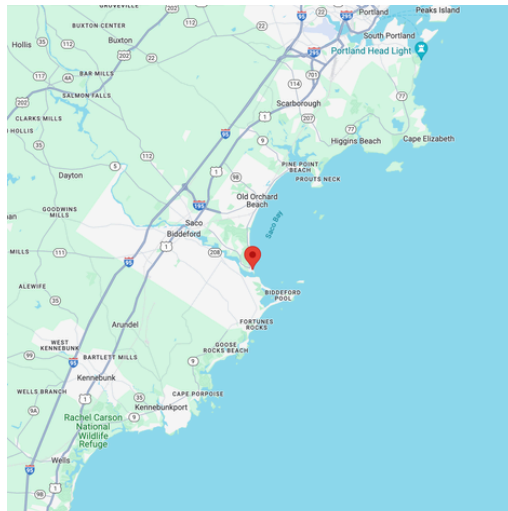
Biking and hiking trails along the multi state Eastern Trail, feature a showcase section through a multitude scenic areas. The nearby oceanfront state parks offer scenic ponds, picnic areas, nature walks, bicycle paths, and beach facilities. Discover the local fauna at the Scarborough Marsh Nature Center where you can rent a canoe and leisurely paddle your way through a maze of waterways in Maine's largest saltwater marsh.

Ferry Beach State Park is a public recreation area occupying 117 acres on Saco Bay north of the mouth of the Saco River in Saco, Maine. The state park encompasses a sandy Atlantic Ocean beach, inland hiking trails, and nature center. The inland portion of the park is noted for its pocket swamp and tupelo trees found at the northern limit of the species's range. The park is managed by the Maine Department of Agriculture, Conservation and Forestry (*Wikipedia*)



39 Lower Beach Road is located:

- 15 miles from Kennebunkport
- 20 miles from Portland
- 28 miles from Ogunquit
- 43 miles from Portsmouth
- 75 miles from Boothbay Harbor
- 100 miles from Boston
- 110 miles from Camden
- 190 miles from Bar Harbor

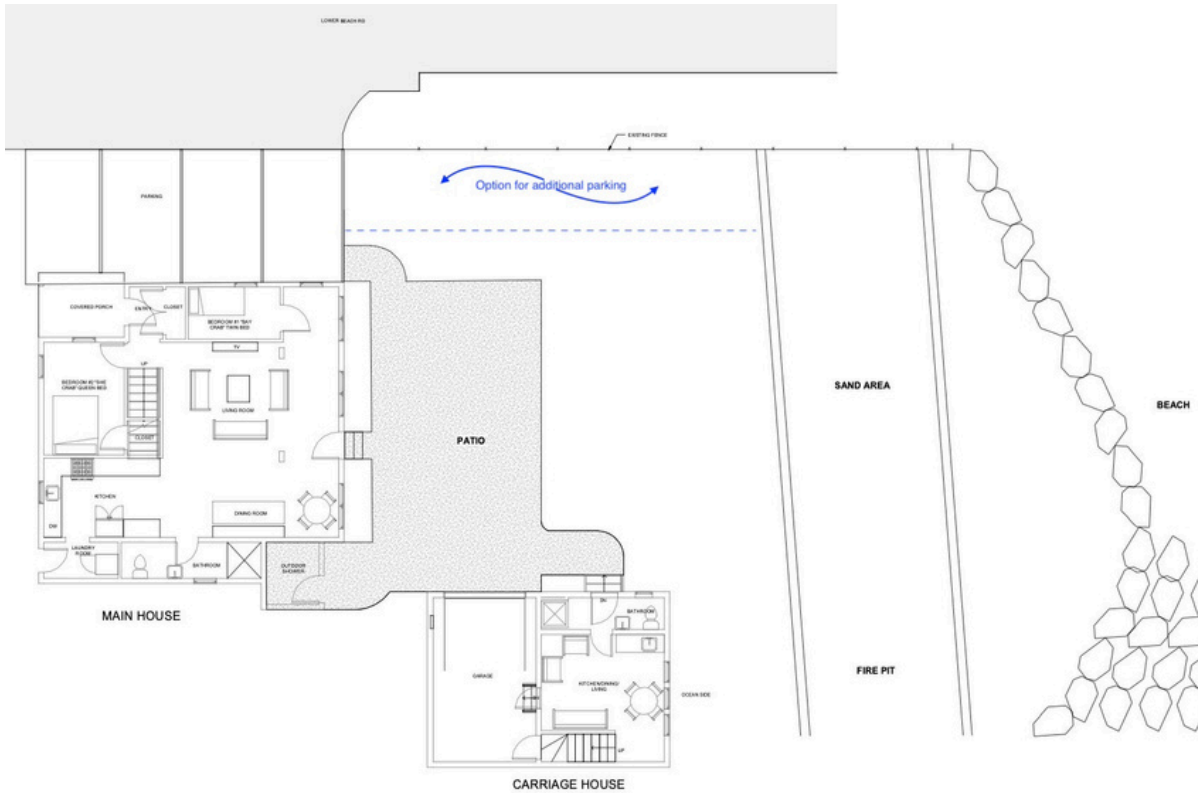


SIGNIFICANT CAPITAL INVESTMENTS FROM 2020 TO PRESENT:

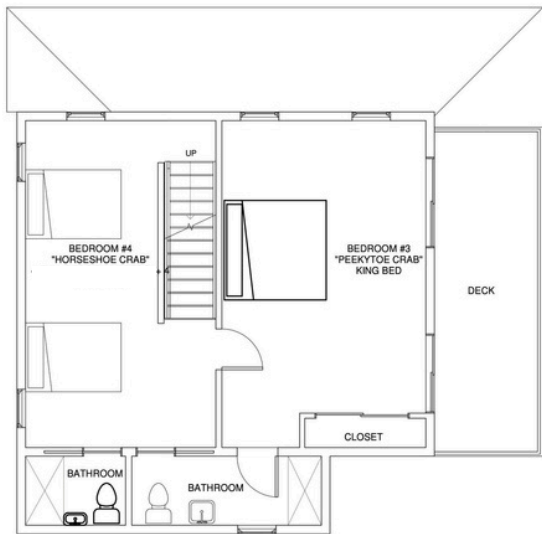
- Strengthened exterior balconies and replaced decking.
- Replaced 2 exterior doors and repaired damage to back door.
- Repainted interior and exterior of all entry doors.
- Added Spray Foam Insulation under main house.
- Replaced water piping and installed freeze tape.
- Constructed new exterior entry to crawl space on two access points on main house.
- Installed new hose bibs.
- Installed hot water in exterior shower.
- Replaced several pieces of exterior siding
- Rebuilt automatic garage door opener.
- Fabricated double thick plywood shutters and attached hardware to install shutters to exterior of main house.
- Replaced roofs on both homes with stainless steel nails and ***hurricane rated shingles***.
- AC window units purchased for Carriage House.
- Installed AC/Heat Pumps with 7 heads in the main house.
- replaced all faucets and toilets in all four bathrooms
- Installed new additional bath on second floor of main house bringing total number of baths in both houses to 4 plus the outdoor H/C shower.
- Installed brand new kitchen including new electrical wiring, plumbing, cabinets, lighting fixtures, sink and appliances.
- Installed new Washer/Dryer in laundry room.
- Repainted ceilings in living room, dining room, kitchen, laundry and bathroom.
- Installed new electrical panel in garage.
- Installed new flooring in kitchen, laundry room, entry hall and all baths.
- Installed new ceiling lighting with dimmers in first floor living room, dining room and kitchen ceilings.
- Installed washer dryer and fridge/freezer in garage, bringing total number of washer dryer and fridge/freezer appliances to two of each type.
- Created new owners closet upstairs.
- Removed old locks on exterior doors and interior owners closets and replaced with new, keyless entry locks.
- Installed 2 exterior cameras.

Peekytoe Cottage conveys fully furnished as a turnkey rental

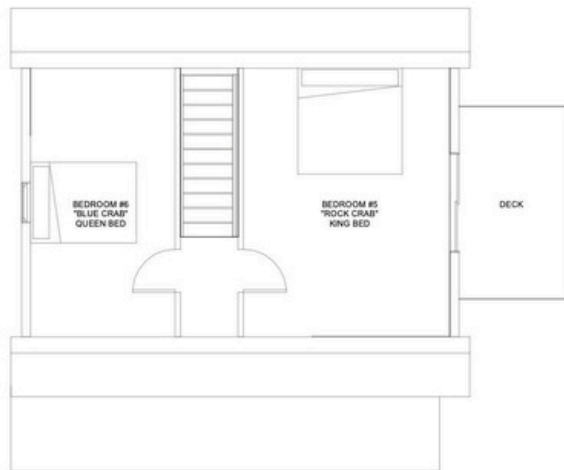
FLOOR PLANS



MAIN HOUSE 2nd FLOOR



MAIN HOUSE 3RD FLOOR



First Floor

She Crab-- one QUEEN; Bay Crab—one TWIN

Second Floor

Peekytoe Crab (facing ocean)—one KING; Bedroom space at top of stairs—two DOUBLES

Third Floor

Rock Crab (facing ocean)—one KING; Blue Crab—(facing side yard) one QUEEN

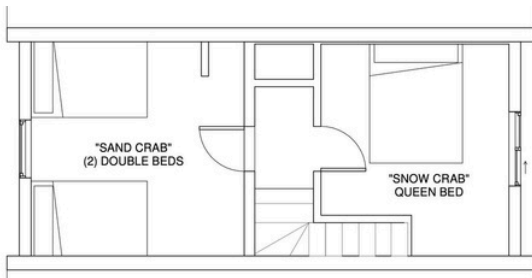


FIRST FLOOR CARRIAGE HOUSE



Second Floor

Snow Crab (facing ocean) one Double; Sand Crab—two DOUBLES



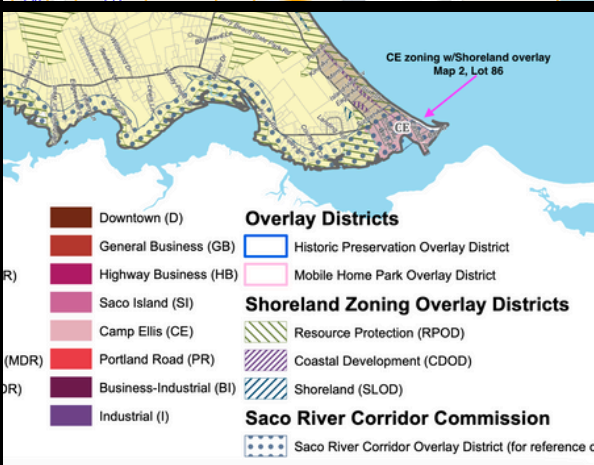
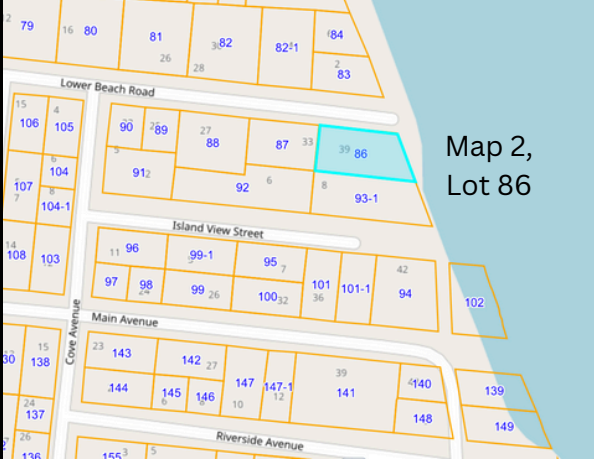
Bed Totals:

Main House has 7 beds that can sleep 13 people

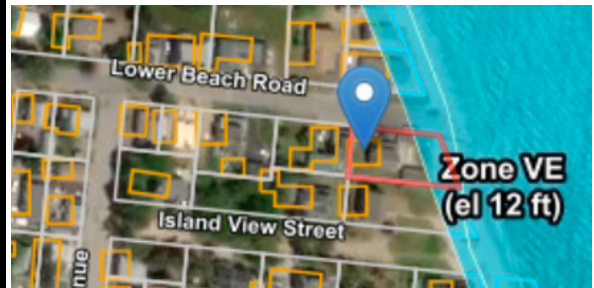
Carriage House has 3 beds that can sleep 6 people

Both houses have a total of 10 beds that sleep 19 people





Lot 86 is in both X and VE zones. The buildings are in X, some of the land/private beach is in VE. From the CoreLogic report below, the buildings sit back 125-150' from the water and 15 feet above, presenting lower flood risk.



RiskMeter CoreLogic

39 LOWER BEACH RD SACO, ME 04072-3051

LOCATION ACCURACY: ✔ Excellent LATITUDE: 43.466313 LONGITUDE: -70.382013 MATCH CODE: A0000 SOURCE: PnP/Int CENSUS BLOCK ID: 230310054001008

Distance to Shore Report

Distance to Shore: **Between 125 - 150 Feet From the Coast**

39 LOWER BEACH RD SACO, ME 04072-3051

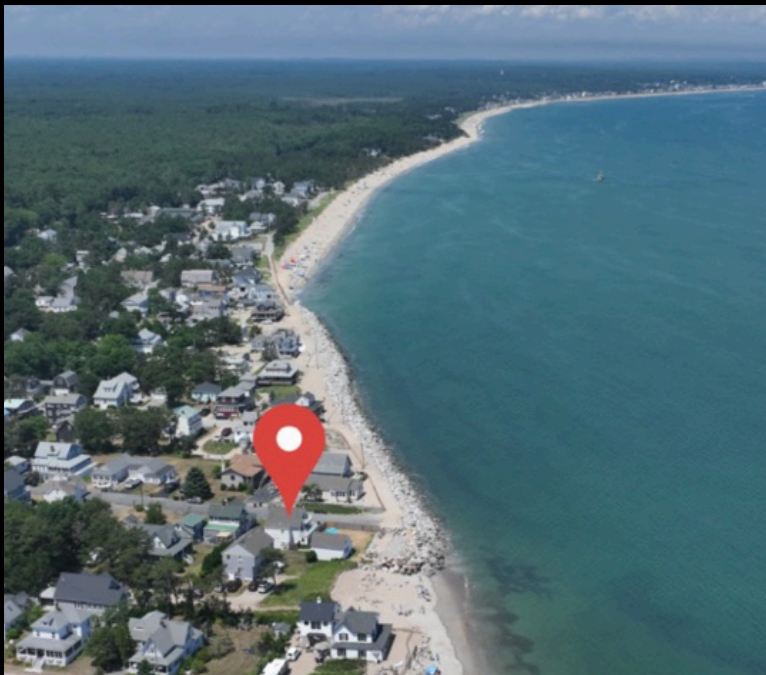
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Elevation Slope Aspect Report

Elevation Slope Aspect:

ELEVATION IN FEET	ASPECT AZIMUTH
15	94

SLOPE GRADE PERCENTAGE
5



PEEKYTOE COTTAGE

39 LOWER
BEACH ROAD
SACO, MAINE

OFFERED AT
\$1,595,000

For more information or to schedule a showing, contact
Dana Moos 207-266-5604 - dana.moos@swanagency.com
Christine Pemberton 207-749-4711 - christine.pemberton@swanagency.com

Route 95 to I-195 and Route 9, to Ocean Park Rd, to Temple Ave, to right on Route 9/Seaside Ave, to left on Lower Beach Road. Property sits at the end on the right.