



Duck Cove, Roque Bluffs Oceanfront Compound

This distinctive and captivating oceanfront compound offers exceptional views of Little Kennebec Bay. The property consists of a contemporary home, guest cottage, boat house, 2 story barn/garage, detached 2-bay garage/workshop, and wood shed situated on 2.4 +/- groomed and landscaped acres. This majestic setting is ideal for the boating enthusiast with 507 +/- feet of deepwater frontage complete with a large private dock, 2 deepwater moorings, and a boathouse at water's edge. The main house is well-sited to take advantage of spectacular ocean views from most principal rooms and features 3 bedrooms, 1.5 baths, updated kitchen, sunroom, and front deck. The cottage features 1 bedroom, 1 bath, kitchen with breakfast bar, dining room, living room, a sleeping loft, and large front deck. The cottage's knotty pine interior, comfortable living areas and mesmerizing ocean views combine for the perfect retreat. Explore the coastline and nearby islands by kayak, take a day sailing trip, engage in lobster fishing, observe an array of wildlife, hike in Roque Bluffs State Park, and enjoy the convenience of nearby Great Cove Golf Course. This tranquil setting offers privacy yet is just minutes from the amenities of Machias.

Offered At: \$879,000

FACTS

Price: \$879,000
 Town: Roque Bluffs
 Registry: Washington County
 Book/Page: 900/132 & 1384/325
 Zoning: Shoreland
 Taxes: \$4,494.01
 Restrictions: Yes
 Survey: Yes
 Approximate lot size: 2.40 Acres
 Water Frontage: 507 +/- Feet
 Bedrooms: House 3/Cottage 1
 Bathrooms: House 1.5/Cottage 1



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