



## Pond Cove Island, Roque Bluffs 6,000+/- Feet Ocean Frontage, 60+/- Acres

Dramatic and breathtaking views of Englishman Bay and other nearby islands, unrivaled privacy and peacefulness, sights and sounds of eagles and ospreys flying overhead, this extraordinary natural setting with abundant southern exposure is quintessential Maine! The extensive and varied shoreline features rocky ledges plus sand and pebble beaches, providing easy access to the ocean for sea kayaking and day sailing. Wander along the various foot paths to explore the diversity of the interior woodlands or along the shoreline to take in the captivating ocean views. The island is mostly covered in trees with some meadows and fields. A modest seasonal cottage was built in 1994, facilitating immediate use of the island. Pond Cove Island is just minutes offshore from the Roque Bluffs boat landing, making the island easily accessible to the mainland and the amenities of nearby Machias. Be adventurous and take advantage of this rare opportunity to own prime ocean frontage with peaceful solitude and exhilaration only experienced with island living!

**Offered At: \$1,450,000**

### FACTS

Price: \$1,450,000  
Town: Roque Bluffs  
Tax Map/Lot: 5/113  
Registry: Washington County  
Book/Page: 1788/298  
Taxes: \$1,682.16  
Zoning: Shoreland  
Restrictions: No  
Survey: No  
Approximate lot size: 60 Acres  
Water Frontage: 6,000 Feet +/-  
Other: NOAA No. 13326/Coastal  
Island Registry No. 79-460



*"We do the most on the coast!"*

**Call Today Toll Free**

**1-877-945-7154**

Ellsworth- 207-667-7511

Machiasport- 207-255-5900

Bangor- 207-945-3131

**[www.coastalagency.com](http://www.coastalagency.com)**



