

Butterfield Island, T40 MD, Hancock County, Maine
Personal Property and Improvements Addendum 2025

Personal Property that conveys in property sale:

1. 26 foot Bennington pontoon boat with 150HP mercury engine, fairly low hours; approx 2015.
2. Three sets of docks; 2 on the island and 1 on the mainland
3. Honda ATV with trailer for transporting gear from boat dock to cabin
4. Bobcat E10 excavator
5. Three gas backup generators
6. Popup camper
7. Fully furnished cabins with new furniture including but not limited to: new dining room table and chairs and new leather couches in the main lodge; new bed frames, new bedding and some mattresses; and original antique furnishings.
8. Gas refrigerator and gas cookstove in the main lodge
9. 30' event tent and six (6) new in 2022 large wooden picnic tables
10. Handcrafted wooden bear carvings and decor valuing \$3500
11. Established VRBO listing

Improvements & personal property purchased since 2021

1. New dock on mainland in 2024
2. New diesel generator and battery storage on island (\$7000+)
3. New electrical work and panel installed by Baker Electric; electric lines buried on the island to buildings.
4. New solar panels and inverter are on the island but not installed (\$15,000). The new and highly efficient diesel generator currently provides all the power needs.
5. New Honda GX 200 water pump in 2024 (\$900). Pumps lake water to a 350 gallon holding tank where the water is treated with bleach and then distributed to the main cabin and the main lodge. There is a shallow well on the south end of the island which was used by previous owners for drinking. Current owners bring in drinking water.
6. Solar powered security lighting and accent lighting installed.
7. New exterior paint and stain in 2022 on the main lodge and main cabin.
8. New metal roofs installed in 2022 on the main cabin and 2 of the sleeping cabins. Roof materials will convey for the main lodge and one sleeping cabin.
9. New master bedroom was added in the main lodge including a spiral staircase.
10. New shower, hot water heater, and vanity installed in the main cabin "bath area".
11. Trees were cleared on the western side of the island for sunset views. Paths were improved along the island perimeter.
12. New furnishings, bedding, and bear themed decor.
13. New dock on mainland.
14. Pop up camper
15. Bobcat E10 excavator
16. 30' event tent and six new 8' wooden picnic tables