

MAIN LODGE BUILDING/AREA

Commercial Kitchen, Restaurant Area, Bar Area, Wedding Tent/Area, Lodge Rooms

Commercial Kitchen:

- Ascend Walk-In Commercial Cooler/Freezer – Cooler = 88x86 with two (2) 48” stainless steel shelves and one (1) 60” stainless steel, Freezer = 70x86 with two (2) 48” stainless steel shelves and one (1) 60” stainless steel – Model JMP-4818
- Five (5) stainless steel tables = 60” x 3, 70” x 1, 30” x 1
- One (1) True small, refrigerated sandwich station, 27” – Model TSSU-27-08
- One (1) Larger, refrigerated sandwich station, 48” with stainless shelves above
- One (1) Red Hots 36” countertop grill
- Vulcan 36” (propane) Stove with 6 burners, 24” flat-top with salamander, and double oven
- Two (2) Dean 15” Deep Fryers
- Hood and Ansil system
- Bev Air 27” undercounter freezer – Model WTF27A
- 60” Stainless steel shelves with plate warmer
- 48” three (3) section steam table with stainless steel shelves above
- Hobart Commercial Mixer
- Hobart Commercial Dishwasher with multiple trays – Model AM14TC
- Hobart small Commercial Dishwasher – Model LX 18
- Manitowak Ice Maker with storage bin – Model SY0604A
- Five (5) 60” stainless steel shelves set (5 shelves each)
- Three compartment sink
- 2 Microwaves
- Hand Sink
- Mop Sink
- Globe Food Slicer – Model 50.....
- Miscellaneous Cookware, trays, Cambros, dishes, utensils

Restaurant Area:

- Counter area
- Soda Gun System
- Two (2) 60” round tables
- Twelve (12) 36” square tables
- Fifty-Six (56) wooden dining chairs
- Two (2) High Chairs
- Three (3) Child Booster Seats
- Three (3) 36” televisions
- Sitting Area Furniture: Sofa, Loveseat, Chair, Rug, two (2) end tables, one (1) coffee table
- Propane Fireplace
- Various signs, animal mounts, décor
- Men’s (1 toilet, 1 urinal, 2 sinks) & Women’s (2 toilets, 2 sinks) public restrooms

Bar Area:

- Back wall cooler (beer cooler)
- Beer Tap System
- Soda gun system
- Bev Air undercounter refrigerator – Model BB72G
- Liquor shelving
- Storage cabinets
- 48” Television
- Music sound system
- Five (5) built-in solid wood custom tables
- Custom solid wood Bar
- Forty (40) barstools
- Three (3) ceiling fans
- Propane fireplace
- Inventory of bar glassware
- Locked liquor storage cabinet
- Various signs, animal mounts, decor

Wedding Tent/Area:

- 40 x 60 painted concrete slab
- 40 x 60 white event tent with one (1) opaque side and three (3) clear sides
- Twenty (20) 72” round white wedding tables, 200 white wedding chairs

Lodge Rooms: Located upstairs in the Main Lodge, with its own door from the outside and stairway:

Lodge Room 201 – King Bed, loft with single futon mattress, full bathroom (tub/shower), microwave, 4-cup coffee maker, compact refrigerator, small table + 2 chairs, chair, flat screen TV, ceiling fan, Rinnai heater in room, radiant heat in bathroom floor, one (1) portable AC unit.

Lodge Room 202 - King Bed, loft with single futon mattress, full bathroom (tub/shower), microwave, 4-cup coffee maker, compact refrigerator, small table + 2 chairs, flat screen TV, ceiling fan, Rinnai heater in room, radiant heat in bathroom floor, one (1) portable AC unit.

Lodge Room 203 – Two Queen Beds, loft with single futon mattress, full bathroom (tub/shower), microwave, 4-cup coffee maker, compact refrigerator, small table + 2 chairs, flat screen TV, ceiling fan, Rinnai heater in room, radiant heat in bathroom floor, one (1) portable AC unit.

Lodge Room 204 – Two Queen Beds, loft with single futon mattress, full bathroom, (tub/shower) microwave, 4-cup coffee maker, compact refrigerator, small table + 2 chairs, flat screen TV, ceiling fan, Rinnai heater in room, radiant heat in bathroom floor, one (1) portable AC unit.

******ALL LODGE ROOMS ARE 14 X 17 PLUS BATHROOM******

CABINS: directly facing Lake Parlin

Cabin 1 - 16 x 25 - 1 Bedroom, 1 King Bed, 1 Full Bathroom (tub/shower), full kitchen (microwave, 12-cup drip coffee maker, refrigerator, oven/stove, living room with propane fireplace (controlled by thermostat), flat screen TV, small table with 2 chairs, grill on porch (propane direct from buried tank), Rinnai heater in bedroom, radiant heat in bathroom floor, ceiling fan in bedroom, one (1) portable AC unit.

Cabin 2 - 21 x 24 - 1 Bedroom, 1 King Bed, 1 Full Bathroom (tub/shower), full kitchen (microwave, 12-cup drip coffee maker, refrigerator, oven/stove, living room with propane fireplace (controlled by thermostat), flat screen TV, kitchen table with 4 chairs, grill on porch (propane direct from buried tank), Rinnai heater in bedroom, radiant heat in bathroom floor, ceiling fan in bedroom and living room, one (1) portable AC unit.

Cabin 3 - 20 x 31 - 2 Bedrooms = 1 King, 1 set of bunk beds, 1 Full Bathroom (shower), full kitchen with microwave, 12-cup drip coffee maker, refrigerator & oven/stove, living room with propane fireplace (controlled by thermostat), flat screen TV, kitchen table with 4 chairs, grill on porch (propane direct from buried tank), Rinnai heater in King bedroom, radiant heat in bathroom floor, ceiling fan in King bedroom & living room, one (1) portable AC unit.

Cabin 4 - 19 x 34 - 2 Bedrooms = 1 King, 1 set of bunk beds, 1 Full Bathroom (shower), full kitchen with microwave, 12-cup drip coffee maker, refrigerator & oven/stove, living room with propane fireplace (controlled by thermostat), flat screen TV, small table with 4 chairs, grill on porch (propane direct from buried tank), Rinnai heater in King bedroom, radiant heat in bathroom floor, ceiling fan in King bedroom & living room, one (1) portable AC unit.

Cabin 5 - 24 x 34 - 2 Bedrooms + Sofa Bed = 1 King, 1 Queen + sofa bed in living room, 2 Full Bathrooms (tub/shower), full kitchen with microwave, 12-cup drip coffee maker, refrigerator & oven/stove, living room with propane fireplace (controlled by thermostat), flat screen TV, kitchen table with 4 chairs, grill on porch (propane direct from buried tank), Rinnai heater in bedrooms, radiant heat in bathrooms, ceiling fan in each bedroom & living room, one (1) portable AC unit.

Cabin 6 - 23 x 34 - ADA - 2 Bedrooms + Sofa Bed = 1 King, 1 Queen + sofa bed in living room, 1 Full Bathroom (shower - roll-in), full kitchen with microwave, 12-cup drip coffee maker, refrigerator & oven/stove, living room with propane fireplace (controlled by thermostat), flat screen TV, small table with 4 chairs, grill on porch (propane direct from buried tank), Rinnai heat in bedrooms, radiant heat in bathroom, ceiling fan in bedrooms & living room, one (1) portable AC unit.

*****All cabin foundations are genuine natural stone veneer on the complete perimeter and insulated with concrete forms with steel reinforced concrete walls, interior & exterior cabin walls are spray foam insulation. Each cabin has a metal standing seam roof and porch that is 7 ft by the length of the cabin with two rocking chairs*****

OFFICE/HOUSE:

- 26 x 48 - 2 Bedrooms, 1 Bathroom, Kitchen, living room, desk area, back deck
- Lakefront
- Kitchen with oven/stove, dishwasher, laundry area
- New 2-bay garage (coming soon!)

ADDITIONAL AMENITIES/POINTS OF INTEREST:

Linens & Towels & Soft Goods

- Includes all inventory of bed linens, bedspreads, mattress pads, pillows, pillow covers, towels (both bathroom & kitchen), shower curtains/liners, various dishes, cups/mugs/utensils
- Also includes on-hand inventory of paper towels, tissues, toilet paper, cleaning supplies, soap, shampoo, conditioner,

Kayaks, Canoes, Paddleboats

- Eight (8) Kayaks with paddles
- Four (5) Canoes with paddles
- Life Jacket "shed" with 18 life jackets

Stone Fire Pits:

- One Firepit with swings down by the lake in front of Cabin 1
- One with chairs by the lake in front of the Main Lodge

Lake Parlin/Parlin Pond:

- 640 Acre sparsely populated lake
- No boating restriction
- Fly-fish for land-locked salmon & brook trout (stocked yearly)

Snowmobiling:

- Located directly on ITS 89 with easy access to ITS 87 with 1000's of miles available right from your front door.
- Coburn Mountain, the highest groomed trail in the state, is just minutes away

Hunting:

- Located in the heart of the some of the best hunting in the Northeast, including deer, grouse, turkey & Moose
- Located directly in Maine Moose Permit Zone 8

Trout Unlimited:

- The land on the east side of Parlin Mountain (the mountain on the east side of the lake) is owned by Maine Trust for Public lands in a partnership with Trout Unlimited and will never be developed.

Location:

- Directly in between the towns of the Forks (south) and Jackman (north).
- 4.5 hours by car from Boston, MA
- 8.5 hours by car from New York City, NY
- 2.75 hours by car from Portland, Maine
- 2.25 hours by car from Bangor, Maine
- 20 minutes by car from the Canadian Border
- 2.5 hours by car from Quebec City

EXCLUDED ITEMS:

- One (1) Snowmobile located in the Restaurant Area
- Four (4) Snowmobiles located in the Bar Area
- One (1) Three-Wheeler located in the Bar Area
- Mounted Alligator located in the Bar Area
- One (1) Elk Mounts and three (3) Elk euro mounts located in the Restaurant Area
- "Lake Parlin Lodge" Painted Moose Antler located in the Restaurant Area
- Moose Mount located over the fireplace in the Restaurant Area
- Old Telephone in the bar