



CAMDEN REAL ESTATE COMPANY

43 Elm Street, Camden, Maine 800.236.1920 brewsterpoint.com



Welcome to BREWSTER POINT ~ AN UNPRECEDENTED OPPORTUNITY
A dramatic, rockbound peninsula with stunning views of the Camden Hills and beyond, due south of picturesque Rockport Harbor on Penobscot Bay in the heart of mid-coast Maine.



Once home to a classic Maine saltwater farm, this 116-acre property has been cultivated since the late 1800's. With sweeping views of the Atlantic and an unparalleled natural environment, BREWSTER POINT comprises approximately 5,500 feet of shoreline, lush fields, historic barns, deepwater pier and Dutch Colonial home. The property is centrally located to Rockland, Rockport and Camden villages.



BREWSTER POINT ~ PROPERTY BACKGROUND

In 2006, a national real estate development company purchased the property with plans to develop the site into 45 premier home sites with plentiful green space, common areas and working farm concept. Substantial infrastructure investments were made to the site including municipal water/sewer and underground utilities. The property is currently approved for a 29 to 45 lot subdivision with all municipal and state licenses in place. The development is effectively turn-key.

CURRENT OPPORTUNITIES

There exists the potential to take the property in a variety of directions with new creativity and vision. As it stands now, a new developer or investor could purchase the property and build homes or sell individual lots immediately on any of the 45 sites on the approved subdivision plan. Alternatively, the subdivision plan could be amended to accommodate fewer lots or even one private, kingdom-sized lot with much privacy, ocean frontage and open space. Regardless of what one's ultimate use goals are for this property, the purchase of Brewster Point is a once-in-a-lifetime opportunity.



BREWSTER POINT ~ ADDITIONAL FEATURES



THE RESIDENCE

Handsome Dutch Colonial recently renovated with updated systems, 3 fireplaces and oversized porch with commanding views of Camden Hills, Rockport Harbor and the islands.

THE DOCK

Private deepwater pier with ramp, float and mooring.

EQUIPMENT BARN (40' x 80')

Classic farm structure with ample storage space and a charming hayloft.

FARMER'S BARN (42' x 96')

Late 1800's era Post & Beam structure tastefully restored with vaulted ceilings and soaring spaces.

FARM, ORCHARD AND ISLAND

The land is *certified organic* including a small apple orchard.

RAM ISLAND - one acre offshore island providing a seabird nesting habitat.

PATHS AND TRAILS

Substantial green spaces offer recreational opportunities for walking and enjoying the outdoors.



BREWSTER POINT



PICTURE — Illustrative concept plan showing 45 house lots, farm and green space

BREWSTER POINT ~ OPPORTUNITY

How often does one come across a property like this? Brewster Point offers an unprecedented opportunity for developers or investors to re-invent this oceanfront development with renewed creativity and vigor. Or create a private 116+ acre oasis of rolling fields, woods, bold oceanfront and privacy for a family compound like no other. Or consider re-establishing the property as a working farm or protected green space in conjunction with conservation groups or a conservation minded buyer. The possibilities abound with Brewster Point—take advantage of this once-in-a-lifetime opportunity.

The property, in its entirety, is offered for sale for \$8,000,000.00

A full legal package including plans, permits, and engineering records are available.

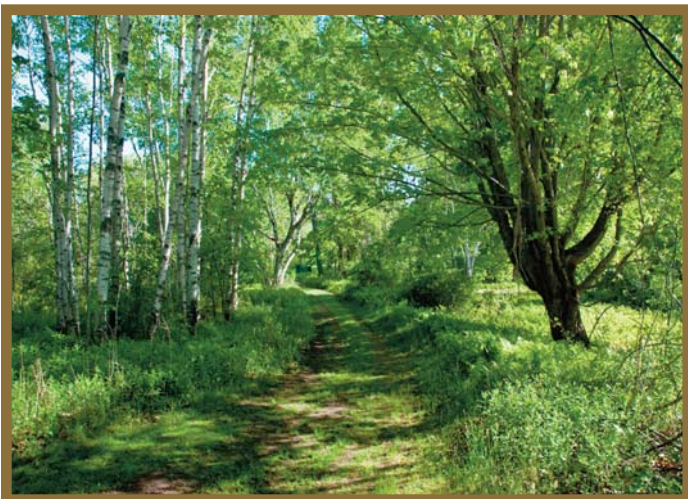
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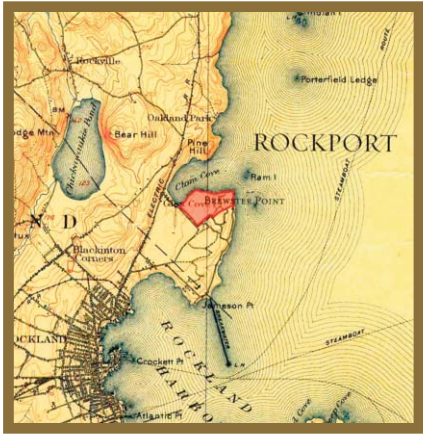
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BREWSTER POINT





BREWSTER POINT



HOMESITE SPECIFICATIONS

Lot 1	1.8 acres	
Lot 2	1.1 acres	
Lot 3	1.0 acres	
Lot 4	1.1 acres	
Lot 5	1.2 acres	
Lot 6	1.7 acres	
Lot 7	1.5 acres	
Lot 8	1.0 acres	
Lot 9	1.0 acres	
Lot 10	1.0 acres	
Lot 11	1.2 acres	
Lot 12	1.6 acres	
Lot 13	1.5 acres	200' shore frontage
Lot 14	0.9 acres	235' shore frontage
Lot 15	1.1 acres	244' shore frontage
Lot 16	2.0 acres	351' shore frontage
Lot 17	1.2 acres	308' shore frontage
Lot 18	1.0 acres	172' shore frontage
Lot 19	1.1 acres	172' shore frontage
Lot 20	1.4 acres	241' shore frontage
Lot 21	1.1 acres	199' shore frontage
Lot 22	1.0 acres	171' shore frontage
Lot 23	1.4 acres	161' shore frontage

HOMESITE SPECIFICATIONS CONTINUED

Lot 24	0.9 acres	188' shore frontage
Lot 25	0.8 acres	254' shore frontage
Lot 26	0.8 acres	216' shore frontage
Lot 27	0.9 acres	215' shore frontage
Lot 28	0.9 acres	180' shore frontage
Lot 29	1.3 acres	317' shore frontage
Lot 30	0.9 acres	194' shore frontage
Lot 31	0.9 acres	159' shore frontage
Lot 32	0.5 acres	
Lot 33	0.5 acres	
Lot 34	0.5 acres	
Lot 35	0.5 acres	
Lot 36	0.5 acres	
Lot 37	0.5 acres	
Lot 38	0.6 acres	
Lot 39	0.6 acres	
Lot 40	0.5 acres	
Lot 41	0.8 acres	
Lot 42	0.8 acres	
Lot 43	0.6 acres	
Lot 44	0.5 acres	
Lot 45	0.5 acres	