



# Lighthouse Inn *at Pine Point*

378 Pine Point Rd. Scarborough, Maine 04074 1-800-780-3212

[lighthouseinn@roadrunner.com](mailto:lighthouseinn@roadrunner.com)



- This is your first step towards owning a piece of the Lighthouse Inn at Pine Point. Enclosed you will find information on the ownership of a seasonal vacation unit, conceptual layouts, the building and unit upgrades.
- The Inn has been in existence since 1959 as a summer vacation destination and the unit you buy will continue in that tradition.
- Like thousands of summer vacationers that travel to the beautiful coasts and lakes of Maine, you too will enjoy this luxury with the purchase of your Lighthouse Inn unit.
- Deeded beachfront Lighthouse Inn units will be available for occupation for a maximum of 186 day a year (May 1st to November 1st).
- Until 51% of the units are sold the Inn will be under the current management.
- Management will open and close the Inn and take care of non-rental administrative paperwork so you as a unit owner will only have to maintain the interior of your unit and develop rentals if you wish.
- In the spring, Management will have all utilities turned on and have the complete exterior of the building and grounds cleaned.
- In the fall, management will be responsible for draining the water and shutting off all utilities at the predetermined date.
- Benefits of Summer Seasonal Ownership;
- Ownership costs are less.
- Turnkey vacation for you and your family
- No reservation availability worries.
- Deeded access to the beach.



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## • Building and Property Upgrades

- Maintenance Free Siding
- New Windows and Doors
- New Roof
- Trex and Tile Decking
- New Paved Parking Area
- Landscaping and Fencing
- Gas Grill Cooking Areas
- Upgraded Patio Area
- Coin Operated Laundry Facilities
- Common Room with Ice Machine
- Storage Lockers
- Prewired for Television and Internet, WiFi
- Fire Sprinklers

## • Unit Renovations

- New Walls, Ceilings and Tile Flooring
- Upgraded Plumbing and Electrical Wiring
- New Tile Bathrooms and Fixtures
- New Wet Bar with Sink, Cabinets, Granite Counters
- Refrigerator, Freezer, Microwave, Two Burner Cooktop, Disposal, and Exhaust Venting
- Split Unit Air Conditioning
- Electric Heat
- On Demand Propane Hot Water Heaters
- Recessed Lighting
- Furniture Allowance
- Sound Proofing in Walls, Floors and Ceilings



The Lighthouse Inn at Pine Point, LLC is currently offering Seasonal Oceanfront Studios (186 days) for sale with post renovation occupancy summer of 2009. Pre renovation occupancy available summer 2008.

**Six units in section one are now available for sale.**

Prices and features are subject to change according to market conditions and without notice.

Deed restrictions apply as stated in the condominium documents.

Pre-construction purchases will have the opportunity to give input into the design and style features to enhance the quality of their units from upgrade specifications.



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For further information and to **request sales documents** contact us at:

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This is a great opportunity to own a piece of Pine Point beachfront property at very affordable prices.

FYI-Single lots adjacent to the inn are being offered for sale in the \$800,000.00+ range.

Do not delay!

See you at the beach!





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## Current Pricing

#22	#21	#20	#19	#18	#17	#16	#15	<div>Pre-Construction Pricing Deduct 15%</div>		
\$279,	\$269,	\$269,	\$269,	\$269,						
Future Sales										
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
\$239,	\$239,	\$239,	\$239,	\$239,						

Any Six Units In Section One Are Available

