



Cabin Home For Sale Plus a Great Snack Shack

\$525,000

2.2 acres



Aerial view of structures on Nicatous Stream Road.

Center: The main cabin residence.

Left: Wood shed. **Right:** *Jack's Snack Shack* and the kitchen.



Tucked Away In an Amazing Spot



The Beautiful Nicatous Stream



Morning Coffee or Evening Wine at The Dock

Acres Away, Inc.



The Nicatous Stream, Beautiful Winter View

Call the *Acres Away, Inc.* office to book your appointment to tour this fabulous property and all it offers.

We promise, you will not be disappointed.....perhaps very surprised!

Acres Away, Inc.

Office: 207/794-2700

Violet Dube~Moody
Broker/Owner

Imagine the Potential

Perhaps a guest house where the Snack Shack cabin currently sits?

Considering the *Nicatous Stream* and *Nicatous Lake* are in such close proximity, with a little conversion, you could have a gorgeous rental cabin, where the snack shack sits, for guests who want to utilize the waters for fishing or boating. Or, an unexpected art studio in this setting, with a gallery for others to showcase their talent, may draw many potential customers, *Gallery in the Woods!*

Possibly a woodworking shop for wooden creations and gifts from the byproducts of the lush Maine forests.....or a great breakfast and bakery shop?

The potential is limitless! And, of course, you could pick up where Jack's Snack Shack left off...A great place to stop in for a great meal.

The question is not what you look at, but what you see.

~Henry David Thoreau

Ask for Alan

Alan Staples

Real Estate Agent
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Imagine the Potential



Road In



This property boasts a beautiful cabin, which the current owners, who are husband and wife, began building their house in the woods in 2009 completing it in 2010.

The attention to detail in each and every building is amazing, and must be seen in person to fully appreciate every aspect.

You won't believe the beautiful setting with frontage on the crystal clear Nicatous Stream.

Nicatous Lake is part of an extensive ancient Indian Waterway that leads into the Penobscot Bay.

The name Nicatous means *little fork* referring to the nearby junction of Nicatous Stream and the Passadumkeag River, a decision point for Indian canoeists.



The iconic grounds of *Jack's Snack Shack* are located on this property also! Whether you are a camp owner, enjoy ATV rides, snowmobiling, or are just out for a drive, this destination is known for great food! As you read further on you will see the snack shack is a simple jaunt down the driveway.

This property really does have it all!

TBD NICATOUS STREAM ROAD

**T3 ND, ME 04417
(Territory 3 North Division)
Approximately 45 minutes**



The private two bedroom residence. ▲
Below is the 2-car garage. ▼



A Great Place to Call Home

Welcome Home



Begin your new adventure with a walk along the shores of the river where you live!
A beautiful aerial shot of the Nicaotous Stream which is fed by the Nicaotous Lake.
Imagine having this amazing Nature~made gallery to share with friends and family?



As a necessity, a precisely stacked wood pile in its' own covered shed. Great for those chilly evenings and winter weather!

It is not so much for its beauty that the forest makes a claim upon men's hearts, as for that subtle something, that quality of air that emanation from old trees, that so wonderfully changes and renews a weary spirit.

- Robert Louis Stevenson



The cabin's backyard fire pit is set amongst the natural boulder seats. Perfect for gathering with friends for those impromptu campfire meals, a pot of coffee and great conversations!





Home The Cabin



Great front porch on this cabin built in 2009. Imagine the sights, sounds and smells of Nature as the seasons come and go.



The sunroom currently used for a home office, which, lately, every home is in need of for remote work or remote schooling.

I went to the woods because I wished to live deliberately, to front on the essential facts of life. And see if I could not learn what it had to teach.....

Henry David Thoreau



Residence storage shed.



There's a natural, warm feeling that comes from being surrounded by wood in every room with wood walls and wood ceilings as well. There's a true sense of being closer to Nature both inside and outdoors at this fabulous property. You simply don't get this in a conventional home.



The Cabin Interior



Cabin entrance to sunroom/office.



Interior hall view to sunroom/office.



View of kitchen from loft.



Kitchen with island for food prep and meal enjoyment.



View of kitchen from living room. Plenty of natural light.



*Friends and family gather for a good meal, a glass
of wine, laughter and tears.
News of marriages, new jobs, new births and of the
losses.*

N 45' 8" 23" Latitude x W 68' 11' 57" Longitude

The Cabin

Living Room



*put your feet up
& stay awhile*



A cozy room filled with great natural light with large windows that provide a view of nature all four seasons. Great wood stove to provide that extra warmth needed on cool nights and long winter, snow-filled days.

Stairs to loft



RELAX



The Loft

Master Bedroom



You will love living here, enjoying all that Nature has to offer.
A fabulous loft where you will find a restful night's sleep in the master bedroom or guest bedroom.



The Loft

Guest Bedroom



On the other side of the loft is this great second bedroom. Plenty of natural light, nice size room and a quiet place to lay your head.

Bathroom

Hot Showers 10¢
Soap & Towel 3¢ extra

Beautifully designed full sized bathroom for this cabin. Plenty of lighting and with nice natural light. Located on main floor.



All-Season Location

The Snack Shack



Out riding for the day and it hits you... you're starving and a energy bar and a bottle of water just isn't going to do it!

Your friends suggest *turn here* and you find an amazing Snack Shack.

Step inside and you will not believe what lies here in the woods on the Nicatous Stream !!

You will definitely linger longer than you had planned.....and perhaps consider this is the place you want to call your own.

*Laughter is brightest where
food is best~*

Old Irish Proverb



As you view the beauty of this Snack Shack perhaps you can visualize the building for a different use if having an eatery is not in your wheelhouse.

A guest house perhaps? A weekly or weekend rental for fishing and hunting enthusiasts? An overnight stop for ATV or snowmobiling runs?

Perhaps a gathering place for some organized groups on a regular schedule. There is unlimited potential!



WELCOME



EAT

Jack's Snack Shack



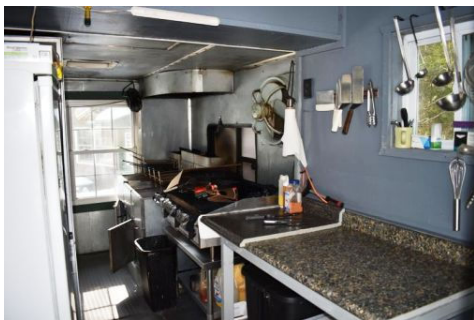
Eatery ▶
Where the food disappears!

◀ Kitchen
where the magic happens!

In 2010 the owners took their 5th wheel camper and transformed it into an amazing commercial kitchen. The owner has been in the restaurant business for many years and decided he would give it a try and created a *go-to spot* in the woods. Soon people from miles around were arriving via the ATV and snowmobile trails. They came on dirt bikes, trail bikes, in cars and even on their snowmobiles in the colder seasons.



Lunch on the River !



This perfectly planned kitchen flows with the demand of the days' menu. Stainless steel throughout, with precise prep stations for creating and cooking.



Meals and snacks always served piping hot, fresh from the kitchen to the cabin restaurant or wooden tables with benches.



Thank You For Visiting



My Name is Brenda Everson~Shaw. It has been my pleasure to take you on a photographic journey to view this amazing property and all that it may offer you as the next owner. The location is outstanding, as is the fact you merely have to open your door of your cabin and walk down a small hill to *Jack's Snack Shack*. You could create a new stopping place that folks drop in via the main road or utilizing an ATV or snowmobile depending on the season. That's another fabulous feature....there are trails right to this location.

My personal observations and reflections of this unique home and surrounding property are not biased, as I have written about many properties in New England for clients, but I find this property *very intriguing!*

A special thank you to Alan Staples for being a Real Estate Agent who also is an excellent photographer. Alan provided the perfect pictures to showcase this unique property. Give him a call. You will sincerely enjoy working with him.



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Alan Staples

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If you are a RE firm or a small business who would like a printable visual of a unique property or product you would like to share with potential clients.....give me a call or email me. This past year we all learned we can accomplish a lot through technology and sharing of the type of information that makes us smile...and perhaps dream a bit.

Brenda Everson~Shaw

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