



Islands are a portal to our private selves. Here's a galaxy of complete islands for sale this summer, one for as little as \$39,999.

BY ADAM D. PURPLE

e all have our moments. We want to dunk our cell phones in the drink, jump in a waiting skiff, and speed out to our own private island, where it's so perfectly quiet we can finally hear ourselves think.

Like we're Sir Richard freaking Branson.

This year, there are no fewer than 30 islands we can buy and make so profoundly our own, we can actually rename them and throw the entire staff at DeLorme map publishing into a nervous frenzy.

Haven't you ever craved a sense of privacy that's off the charts?

The island dreamers among us know who we are. For one thing, we like to use a superaddressee for our complaints: Can you believe how hot it is? This traffic is crazy! There must be a parking space *somewhere* in the Old Port!

Your boat awaits. As you're a reader, no lifejacket is required. We're just going to push gently off from the shore.

REAL ESTATE

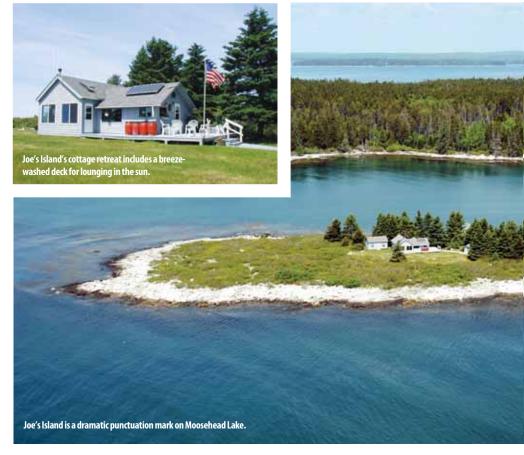


CHANDLER ISLAND Wohoa Bay, \$39,999

According to the deed, it's "an acre more or less," depending on the tides. But the small size didn't faze owner Carla Majuntke. "Owning my own island had been my dream ever since I read *The Adventures of Tom Sawyer*, but it always seemed out of my reach. It had never occurred to me that people like us could own their own island. When I saw the island, I had to have it!"

Nestled in the shelter of Wohoa Bay, but with a direct line of sight to the open ocean, this unspoiled island is a perfect base for camping, kayaking, and watching the world go by. "To sit there and watch the moon rise over the bay is simply magic. You can believe all those stories of sirens and mermaids. Our daughter especially loves to be there on Fourth of July. You get to watch two fireworks shows at the same time, and they get reflected in the water. It's amazing to watch. For someone in love with the outdoors, this could be their dream."

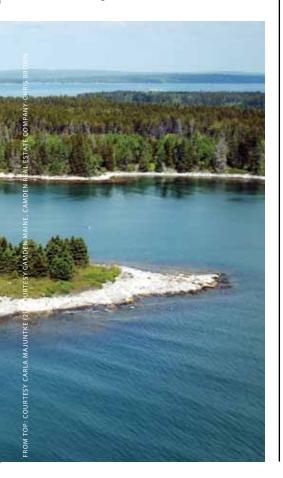
Taxes \$15; circa 1 acre.



JOE'S ISLAND Friendship, \$659,000

Nestled between the much larger Cranberry and Otter islands in Muscongus Bay, Joe's Island, at 2.4 acres, is unnamed on the charts. "It's sometimes called Joe's Little Island," says owner Cam Marshall. It may be small, but its colorful history is not. It's been said that back around 1900, locals would harvest the berries and burn the island for a better yield next year. "We still have blueberries, blackberries, and raspberries growing wild." In the 1940s, the local Wotton family purchased the island. "At the time, meat was being rationed because of World War II. But one of the Wottons was a butcher who had access to meat. The legend is that he purchased the island in a trade for a bunch of beef."

A cruising yachtsman, Marshall has been coming to Maine since childhood. "We were here so often my wife said we should buy a piece of property. When I saw the island, I gave it to her as a birthday present." That was in 1990, when the island had just one small building and was covered with shrubs and bushes. Since then, Marshall has built and maintained a summer house, guest house, deep-water dock, and several out-





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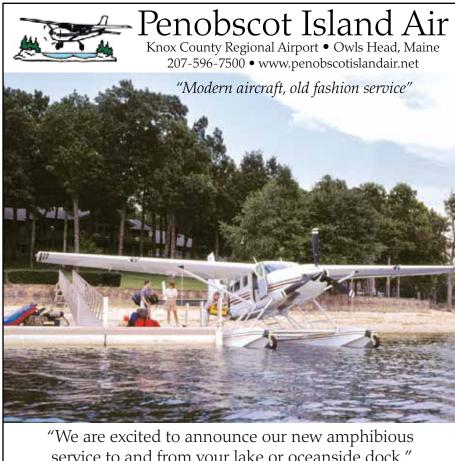


buildings, complete with solar power and rainwater collection. A protected mooring provides shelter for boats as large as 70 feet, and the sandy beach makes good digging for clams and mussels. And despite the proximity to the large islands, you can count on privacy. Though there are views to Monhegan Island and three lighthouses-Monhegan, Pemaquid Point, and Franklin-"you can't easily see another house."

Taxes \$2,195; 2.4 acres.

NARROWS ISLAND & BAR ISLAND Harrington, \$827,000

"One hundred and two years ago," says owner Charles Milmine, "my great-uncle drove his Model A along the Maine coast, looking for islands. When he came upon Narrows, he bought it for himself and his bride. She picked the location for the house, which he finished in 1913." Since then, five generations of family have enjoyed the forests, open fields, and beaches on the 14-acre main is-



service to and from your lake or oceanside dock."

land, and the three acres of spruce that is Bar Island, a short walk away at low tide. They have been good stewards and caretakers as well. The island is surrounded by land trusts, some of them in the care of the Nature Conservancy. "Pleasant Bay is now protected, and that's kind of unique. My family started that movement."

The northern end of the island has two small guest cottages—once used by lobstermen who would stay and work through the summer—that overlook one of the three sandy beaches. The main cottage sits high on a bluff looking south, with sweeping views of the Atlantic and nearby islands. "The term rusticator applies to this island. Water from the roof is collected into a cistern and is pumped by hand. We have a gas fridge and stove, but no electricity. We do have an outhouse, which we call a pubby, not a privy, since it has an open view to the woods."

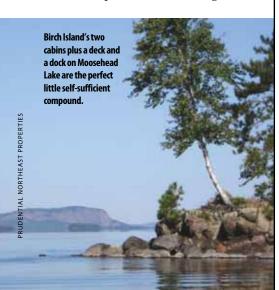
The area surrounding the main cottage is lawn and pasture, which "if you don't pay attention, it will be total spruce. I've tried to keep it clear over the years." The work has paid off, with spectacular, unobstructed views to the south and west of sunsets out of a Rockwell Kent painting.

Taxes \$7,614; 17 acres.

BIRCH ISLAND Moosehead Lake, Greenville, \$550,000

With six wooded acres on Moosehead Lake, "this bit of heaven has been enjoyed by my family for four generations," says owner George Drexler. "My dad bought it in 1958. He was a custom home builder, and our family built the cabins using the island's own pines. I later became a builder myself."

The main cabin, guest cabin, and deck with dock adjoining the cove enjoy a warm southern exposure at water's edge in this





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sportsman's paradise. "The evening is never as delightful as when it closes an active day with spectacular sunsets enjoyed from the picnic area, while at night the gorgeous Milky Way—sometimes accompanied by the Northern Lights—are in full view." Yet the comforts of home are at hand, with electricity and heat, stone fireplace, full bath, and telephone and internet service.

When they built this family getaway, "I was just eighteen, the perfect age to be cutting and skinning pines. Now the time has come for others to enjoy its beauty and make their own memories."

Taxes \$1,662; circa 6 acres.

DAVIS ISLAND Saint George, \$3.95M

"You're in a great neighborhood," says Land-Vest's Terry Sortwell of the island, which was included on Bloomberg BusinessWeek's list of "Most Expensive Summer Homes" in 2010. "Three miles off Port Clyde, you have spectacular, unobstructed views of Muscongus Bay, the Wyeth-owned Allen and Benner Islands lying nearby, and the wide-open ocean." Walk the meandering trails on this 48-acre island to discover the raspberries and blackberries growing wild, and find the pocket beaches hidden along the craggy shore. Then climb the gentle slope from either of two docks to the elegant main house, "surrounded by manicured lawns and incredibly beautiful, classic Maine cottage gardens, professionally designed and expertly maintained." Colorful lilies, anemones, yarrow, astilbe, and catmint abound.

In addition to the three-bedroom main house with its rooftop observatory, widow's walk, and 360-degree views, this turnkey estate includes a guest cottage, caretaker's apartment, boat barn, outbuildings, docks with skiffs and boats, and dock rights and parking space in Port Clyde. Power is provided from the mainland.

Taxes \$17,007; 48 acres.

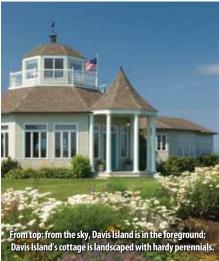
BROWN ISLAND Nicatous Lake, East Hancock, \$749,000

A century ago, Jerome Butterfield owned several townships in Maine, one of them being Township 40, encompassing pristine Nicatous Lake. He later deeded Brown Island to his son, a local doctor, who built the several camps that remain today. "Dr. Butterfield loved the island so because its terrain is relatively flat, offering water views from any

point," says John Colannino, of ERA Dawson Bradford. To enjoy the comforts of home on his island retreat, "it's said that Butterfield used a barge to bring over cows for fresh milk in the summer."

Today there are no cows, and the milk comes from nearby stores, "but the island is self-sufficient, a family-style compound with a generator, running water, laundry, and four fully furnished guest cottages in addition to the main house. The dwellings he built here in the 1920s have been lovingly restored with modern amenities." According to a 2011 story in the Wall Street Journal, there's even a li-





brary cottage devoted to nearly 5,000 titles. What would you read on an island? The Strange Woman? Fancy an N.C. Wyeth-illustrated reader's copy of Ivanhoe? Robinson Crusoe? Gone Girl? For water sports, there's a beach and swim float, and two docks complete with an 18-foot boat, paddleboat, and canoes. Mainland easements make the island property almost completely surrounded by forever-wild lands, protecting the nearby shoreline from development.

Taxes \$697; circa 5 acres.

RAM ISLAND Mouth of Machias Bay, \$425,000

You might imagine how Ram Island got its

name. "Over a hundred years ago," says owner Bill Stanhope, "this was one in a series of islands where the trees were cut and burned for charcoal, which was tremendously profitable then for production of coke and steel. After the islands were burned off, they put sheep on them. There were sheep here when I bought it 43 years ago, and there are sheep here now."

The island boasts a mile of varied coastline that includes cliffs, a protected cove, and four stone beaches. The terrain rises gradually across green meadows to a height of 60 feet. "I'm an artist, and this is a breathtaking island to look at. This giant rock forms one side of the island, a quarter-mile long, with great crevices and cracks, rounded by the sea and wind. When the sun is shining on it, it glows with the colors of lichen–orange, yellow, blue, white, and green. It's a wonderful rock just to walk around and climb."

Stanhope and his family, including children and grandchildren, camped on the island every summer. "We would have a lobsterman drop us off, and we would camp there like the Swiss Family Robinson, cooking in a rock circle on the beach." For several years they slept on the ground, until they built a tent platform, "which was a great step forward in luxury."

With the exception of the platform, the island's 16 acres remain wild and untouched, an ideal natural sanctuary of seclusion and privacy. Yet almost out of view, some seven miles to the north, is Machiasport, just a half-hour boat ride away.

Taxes \$3,300; 16 acres.

RAM ISLAND Saco Bay, \$495,000

A mile offshore and just north of the mouth of the Saco River, this one-acre grassy oval sits like the green on a golf course. Certainly the owners think so. "This island was used every summer by a fun couple for over 45 years," says Charlene Farley of Maine Coast Properties. "At one time they even had a nine-hole putting green for exercise and pleasure." And whether you putt or paint, you're sure to enjoy how every spot on the island affords spectacular 360-degree views of Saco Bay, including the Wood Island Lighthouse, Camp Ellis, Biddeford Pool, and, on a clear day, Prouts Neck.

Surrounded by 900 feet of shoreline, the three-room summer cottage has a stone fire-place and gas-powered stove and refrigera-

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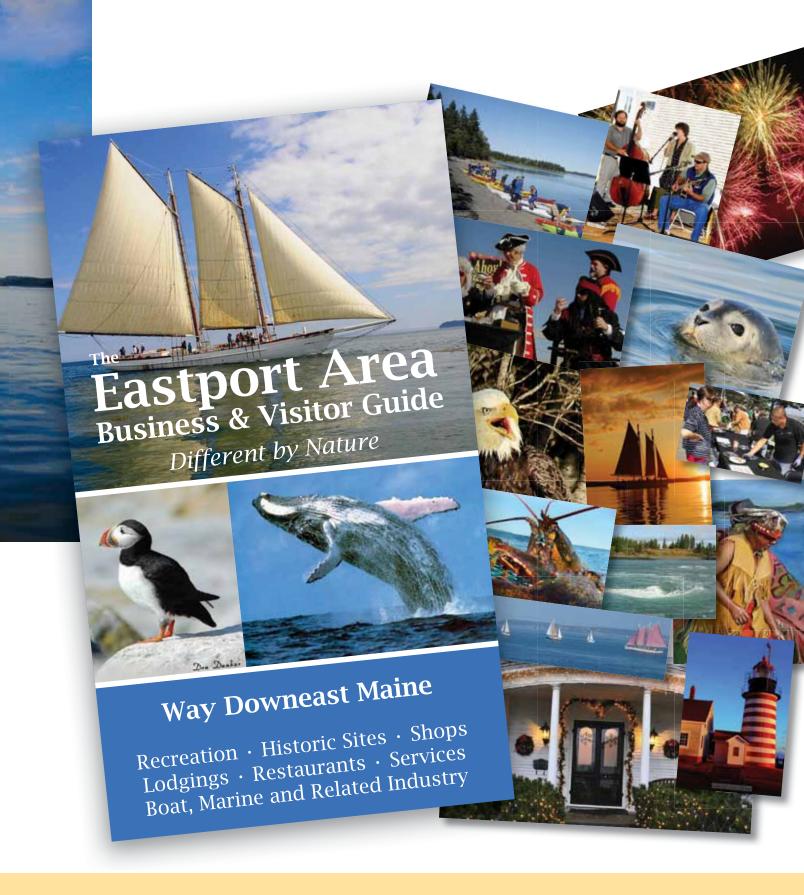
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REAL ESTATE

tor. It was here that prolific author Walter B. Gibson brought his typewriter to spend a secluded summer writing. Among hundreds of novels, magazine serials, and radio scripts for the popular 1930s serial *The Shadow*, were many works inspired by his love of Maine. He wrote the short story "Crime Over Casco" the summer he spent on Ram.

Taxes \$2,700; 1 acre.

PYNE ISLAND Bremen, \$3.2M

Never before on the market, this 6-acre island is a family treasure. "It's been in my husband's family over four generations, since That first summer, my husband dropped our infant daughter and me off here knowing no one, with nothing to do. So I started gardening. There I was in my Burberry jacket, with a baby, not knowing what I was doing. The neighbors were laughing at us. But now we've got several varieties of lavender, seven kinds of mint—and the neighbors have garden envy!" A passionate advocate of organic food and cooking, Tina's extensive stone-walled flower gardens, fruit tree orchard, and 15 six-foot-square vegetable beds are all organic and form a beautiful addition to the natural land-scape of this stunning island.

Taxes \$14,000; circa 14 acres.



1936, when the main house was built," says owner Tina Pyne. Nearly 80 years later, the island compound with its six-bedroom main house, dock, and numerous outbuildings has been completely renovated and updated with all the modern amenities, including electricity, laundry, master bedroom suites, a cook's kitchen, and internet and telephone service. Sheltered in Muscongus Bay, near the mouth of Waldoboro River, the Bremen town landing is just a five-minute boat ride away. An eight-acre property on the mainland includes a large boathouse.

Although a relative newcomer to the island, Pyne herself has left a lasting mark on this historical property. "I'm a city girl from Houston, and I married a New England guy.

MUMFORD AND BULL ISLANDS Aroostook River, Presque Isle, \$525,000

When a business trip took him to nearby Caribou, owner Joseph Sadowski flew over the Aroostook River in Presque Isle. "From the air, the two islands look like a striped bass." An avid fisherman, Sadowski bought the two adjoining islands, Mumford and Bull, a short time later. Just a short drive from downtown Presque Isle, the islands are reached via a causeway that is drivable in all but the deepest of spring floods. The island once bustled with prospectors, due to a gold strike in the late 1800s. "Small gold nuggets and flecks can still be found in the waters today."

But outdoor sports are the real attraction here. In addition to great fishing-including

ice fishing in winter—the islands boast plentiful wildlife, including deer, moose, bear, fox, turkey, ducks, and countless other birds. The islands were once used as a camp for hunters, "but I hunt with a camera, not a gun." In addition to fishing, hunting, and camping, the islands are a year-round recreation getaway. Groomed snowmobile trails run adjacent to the islands in winter; summertime hikers and bikers can use the gentle Aroostook Valley Trail, which passes Mumford's northern tip. And after a busy day in the fresh air, the comforts of Presque Isle are just five minutes away.

Taxes \$1,300; 167 acres.

OAK ISLAND North Haven, \$1.795M

Tucked up in Penobscot Bay, this lightly wooded gem of open meadows and beaches is a naturalist's delight, where "bald eagles are daily visitors, and ospreys are very common," according to owner Fred Dodd. "I'm

I'm simply the caretaker of this absolutely magical island. My sign says, "Take only pictures; leave only footprints."

- Oak Island owner Fred Dodd

simply the caretaker of this absolutely magical island. My sign says, "Take only pictures; leave only footprints."" Dodd's own footprint has been light, respectful of the island's natural beauty, and its role as a habitat for wildlife. A single, homey cottage sits atop a 60-foot knoll. Windows on all sides offer spectacular 360-degree views of Penobscot Bay, with sunrises over Deer Isle and sunsets over the Camden Hills. A deep wraparound deck is perfect "for cooking, eating, relaxing, or sleeping out under the stars."

Dodd maintains a network of walking paths which meander over the island's 17 acres, rolling over gentle slopes past juniper, birch, gooseberry, spruce, and wild cherry trees. The open meadows are blanketed with extravagant shows of blooming scarlet, pink, and white beach roses and wild strawberries and raspberries. Along the shore, nesting birds dot the ledges, while harbor seals rest and sun themselves nearby. The shorefront itself is a wonderful mix of granite outcroppings and five separate beaches, one of which "we call Skip Rock Beach, as it is covered with thousands of flat, round stones perfect for skipping." Taxes \$5,153; circa 17 acres.

GREAT ISLAND Brooksville, \$1.25M

"This island gives you a front-row seat to all the action," according to LandVest's Terry Sortwell. "You've got the students from the Maine Maritime Academy training at their waterfront campus; lobstermen in their boats coming and going; and little boys and girls learning to sail, all within easy view." This 11.5-acre wooded island is nestled in the protective shelter of Castine Harbor and can be reached in any kind of weather from the landings in Castine, just over a half-mile away.

"Here you have the privacy of an island, overlooking the beautiful and quaint harbor but located very close to the mainland." The house is in a lovely setting, surrounded by lawns and woods. Wraparound windows and deck provide lovely views of Smith Cove and Castine Harbor. Easy-to-walk trails pass through well-tended woods and meadows and along the beautiful shoreline, which has several small beaches and a sheltered, private deepwater dock.

Taxes \$6,452; 11.5 acres.

JOHNS ISLAND Bristol, \$3.75M

Centered in John's Bay off Bristol, this 28-acre estate offers seclusion, comfort, and a storied past. "Here you will find history," says Terry Sortwell of LandVest. "The island was owned for many years by boxing champ Gene Tunney." In the late 1920s, Tunney had an unlikely romance with socialite Polly Lauder, an heiress to the Carnegie fortune. In 1928, just a month after the last fight of Tunney's career, the couple's engagement was announced from the Lauder family's summer home: Johns Island. In August 1962, "Tunney had a famous guest of his own, when President Kennedy visited the island for a long weekend."

Though beautifully appointed, the character of the island is that of a traditional family summer compound. The six-bedroom main house and guest cottages are surrounded by

PRISTINE NICATOUS LAKE Brown Island | T40 MD | Maine









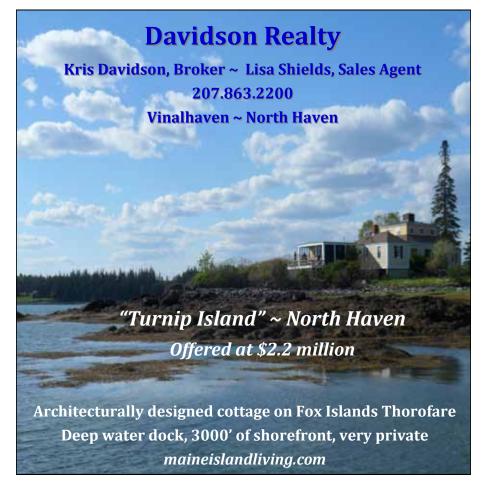
Privately owned five acre island gem is located 60 miles NE of Bangor, on the pristine and forever wild NICATOUS LAKE. Dwellings have been lovingly restored with modern amenities. The family style compound includes a main house with a master bedroom, bathroom, living room with a fieldstone fireplace, and a large deck overlooking the beach. In addition, there are four separate guest cottages. There is also a custom designed kitchen and great room w/ a wrap-around deck All dwellings are turn key and fully furnished. Enjoy all the creature comforts indoors in addition to boats, decks, and docks outdoors. The compound also has a generator, hot water heater, washer/ dryer, two refrigerators, outdoor BBQ gas grill, stove/microwave oven.

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lawns and meadows. A bunkhouse provides an enormous gathering and sleeping room for grandchildren. Walking trails lead through the wooded southern portion of the island to a tent platform with views over the craggy shore to the open ocean. To facilitate travel to and from the island, the properly also includes a mainland base in South Bristol which has storage, a small apartment, and a dock with parking.

Taxes \$17,908; 28 acres.

THRUMCAP ISLAND South Bristol, \$1.45M

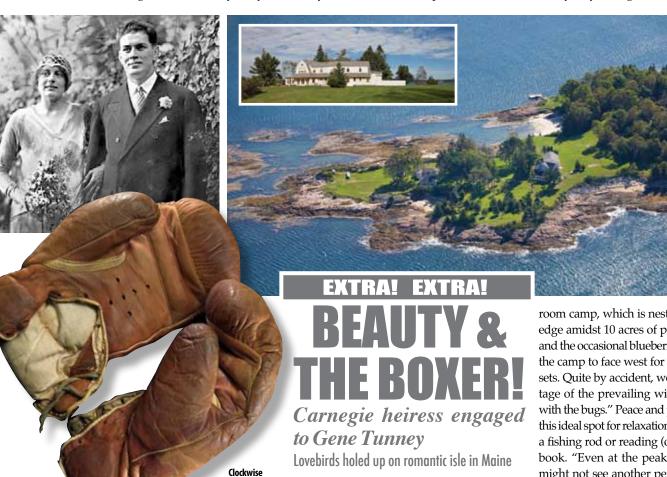
"The island was given its name by early

beam home built in the 1940s by shipwrights. And this home was clearly built with family gatherings in mind. "The island has been owned and cared for by my family for over a half-century. The large dining area can accommodate 20, and is the perfect place to share a meal with family and friends while watching the sunset." The family has lovingly maintained the beauty of their treasure over the years, while also investing in modern amenities and updates, including a generator for electricity, a new dock and roof, and a new septic system. From a broad expanse of windows, panoramic views of Johns Bay draw family members outside to explore the natural

PINE ISLAND Meddybemps Lake, Alexander Township, \$250,000

"It spoils you for fishing anywhere else," says island owner Ronald Dilks. "Meddybemps Lake is seven miles long and four miles wide, and I've fished every inch of it." The lake is pristine and teeming with bass, perch, trout, and pickerel. "On a good day—a few hours in the morning, a few in the afternoon—I can easily catch and release 150 bass. And my biggest catch ever, a five-pound smallmouth, I caught just last summer, right from our boat dock."

Dilks and his partners bought the island nearly 30 years ago and built its two-bed-



French sailors exploring the area in the 1600s," according to owner Richard Wesley. "The island and the attached Thread of Life ledge reminded them of a wool cap with an attached tassel, called a *thrum cap*." This 15-acre island boasts an architect-designed post-and-

beauty of the island. "A beach, accessible at low tide, provides a sheltered spot on the leeward side of the island for swimming. The sandy ocean floor and nearby ledges create a great place to snorkel or scuba dive. To the south is Little Thrumcap Island, a national wildlife refuge. To the north is the Thread of Life ledge, a series of three small islands that provide a wonderful setting for fishing, kayaking, and viewing wildlife, including osprey, eagles, ducks, and seals."

Taxes \$3,912; circa 15 acres.

room camp, which is nestled at the water's edge amidst 10 acres of pine, spruce, birch, and the occasional blueberry bush. "We sited the camp to face west for the beautiful sunsets. Quite by accident, we also take advantage of the prevailing winds, which helps with the bugs." Peace and privacy abound in this ideal spot for relaxation, whether it's with a fishing rod or reading (or writing) a good book. "Even at the peak of summer, you might not see another person for days at a time." There are no other homes visible from the island, and there is no ambient light, allowing for incredible stargazing. "We are reluctant to sell, but are hoping for new owners who will continue to enjoy the wonderful beauty of the forest, waters, and nature of Pine Island and Meddybemps Lake."

Taxes \$1,871; 10 acres.

GREER ISLAND Vinalhaven, \$550,000

"Time the tide just right, and you can occa-

from top left:

Carnegie heiress Polly

Lauder marries Gene Tunney

in 1928; Tunney's rambling estate on 28-acre Johns Island, where President Ken-

nedy once visited and spent the night; Tunney's

boxing gloves are now cooling off in the Smithsonian.

sionally walk to Greer Island," says Ed Mitchell of Legacy Properties Sotheby's International. Situated just two tenths of a mile off Vinalhaven's eastern shore, this sheltered island boasts stunning views of Rockland, Camden, and Isle au Haut. Held by the local Arey family for well over a century, the island is undeveloped, save for a small weathered shack once used by commercial fishermen. The five acres are dotted with berries, wildflowers, and a lush copse of spruce trees that were planted by the Areys themselves. Permits are in place for construction of a dock and small vacation home. This is an ideal spot to take in "one of the world's most scenic sailing venues, or to watch one of the largest lobster fleets on the coast" at work. And with the island's deep-water anchorage, you might be tempted to join them.

Taxes \$1,900; 5 acres.

GENTHNER ISLAND Pemaguid Pond, Nobleboro, \$250,000

Eagles, loons, and privacy abound on this seven-acre wooded getaway on Pemaquid Pond. Known for its trout, bass, perch, and pickerel, "Pemaquid isn't terribly developed," says George Feus of Drum & Drum Real Estate. Though "you can see a few other camps along the shore," the island itself is part of a conservation easement, ensuring that it will remain forever in its pristine state. Nestled in the evergreens, the cozy two-bedroom camp, built in 1950, has a kitchen, living room with woodstove, bathroom, and large screened-in porch. Just 400 feet offshore, the island includes a deeded right-ofway from the mainland, with vehicle parking and boat access.

Taxes \$1,456; 7 acres.

SCABBY ISLAND CHAIN Machiasport, \$499,000

Not the prettiest name, but the chain "was named long ago by sailors, for its rocky outcroppings that show amidst the meadows and scattered trees," says owner Bruce Bandurski. The three unspoiled islands total 18 acres, each unique in character, despite being connected at low tide. There is a freshwater pool on one that serves as a water source.

On the earliest maps the largest in the chain was known as "Camp Island," sonamed by fishermen who preferred to camp there rather than row back to the mainland each day—a journey that Bandurski can make

(Continued on page 182)







Vinalhaven Island, Maine





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REAL ESTATE

Dream Islands (continued from page 111)

"in an hour or so" rowing his Marblehead gunning dory. Still a camping spot for friends and family, it's now named Petrel Island, for the long-winged seabirds that nest there. "At nighttime in the nesting season, the little storm petrels return to their burrows; their warbling conversations with their nestlings punctuate the early hours of darkness. Later at night, the lights of Nova Scotia twinkle afar on the eastern horizon." Reaching a height of 93 feet, Petrel also boasts the best views of the mainland, Little Kennebec Bay, Machias Bay, and the Libby Island Lighthouse.

The varied shoreline provides harbor seals a place to haul out and sun themselves on the northernmost in the chain, Haul Out Island, while Laridae Island has a south-facing bluff for whale watching. "Low tide reveals tidal pools, a gravel bar between Petrel and Laridae, and even a hidden beach. If conditions are right, you can hear the thunder hole on Petrel."

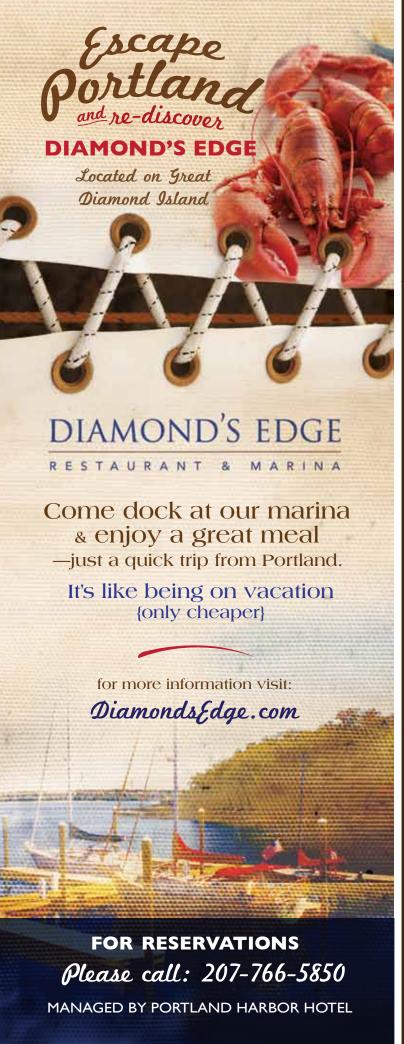
The islands are a 20-minute boat ride from Starboard Cove in Machiasport, or just a 10-minute boat ride from the owner's 10-acre mainland property at Point of Main (also available for sale), providing a perfect base for this island getaway.

Taxes \$3,890; 18 acres.

CHASSE ISLAND Wadleigh Pond, Lyman, \$449,000

Wooded and unspoiled, this two-acre island boasts some of the best fishing found on Wadleigh Pond, according to owner Russell Chasse. The pond is a perfect spot for family recreation, but it's also a natural haven for birds and wildlife. Herons and osprey, otters and moose share waters known for excellent fishing and boating. "One would never know that Portland, Biddeford, and Sanford are only 30 minutes away."

Skiers and boaters use the waterway around the island, and the Wadleigh Pond Association has an annual boat parade in which numerous landowners participate and then have a picnic. In addition to being a perfect spot for fishing, with some 1,200 feet of water frontage, the island has also been the home for many Chasse family adventures like treasure hunts. "I remember when I was a child my siblings and I would swim back and forth to the island. Sometimes we would play in the old one-room cabin on the island that had an old stove and bunks in it. We would pretend we were pirates."











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The old cabin is now gone, but the island is ready for new memories. "The family has enjoyed Chasse Island and the decision to sell was very difficult. However, we would love to see another family enjoy it as well."

Taxes \$950; circa 2 acres.

FOSTER ISLAND

Narraguagus Bay, Harrington, \$1.65M

Owned for nearly 50 years by the Rockefeller family, the 300-plus acres of this dramatic and expansive island cover a wide range of varying terrain and shoreline. Grassy meadows at the southern end offer spectacular views of the bay and its islands. The craggy shore transitions to sandy beaches and then back again. Osprey and eagles fly overhead. Seals rest and sun themselves on ledge exposed by the ebb tide. Dense woods are criss-crossed with mossy, meandering pathways. Once home to a working farmstead, only a few traces of the original fields and cabins remain. A rustic one-bedroom camp and outhouse, situated on a quiet cove with a small pier, are the only other signs of development. A conservation easement placed by the Rockefellers would allow the construction of no more than five homes on the island, thereby preserving the quiet and unspoiled nature of this unique refuge.

NB: The seller is David Rockefeller, and Foster Island is three-quarters the size of Monaco.

Taxes \$7,518; 314 acres.

CHANCE ISLAND Machiasport, \$1.8M

"Once you leave the harbor, it's a world apart," according to owner Dean Bryfogle. Historically known as Chauncey Island, this quiet island has been a family treasure for over 40 years. Even teenagers can learn to unplug in this idyllic refuge, with its open space and two comfortable and homey cabins. "My kids have grown up there, spending every summer. They would never play board games at home, but once we get out there, Monopoly, Risk, and the playing cards come out."

Situated in the middle of Machias Bay, the 44-acre island is roughly one-third wooded, with the remainder covered by open meadow. A rocky dome reaches a height of 120 feet and offers spectacular 360-degree views of the bay. Beaches and crags make this a perfect place to walk and explore nature and wildlife. At one time,

"we had several deer living on the island. Now we let a neighbor keep about 15 head of sheep there. My kids, when they were little, would chase them around. They eventually figured out they'd never catch them." Taxes \$4.955; 44 acres.

BLAKE ISLAND

Messalonskee Lake, Oakland, \$295,000

"Back in the early 1900s, this island was a summer camp for kids," says Shawn Marquis, of Century 21 Land & Lakes Realty. "It had two tennis courts and a hotel that was used by visiting parents." The camp and hotel were later lost to fire. The island is also rumored to have been the site of a 1920s speakeasy complete with its own grinding stone used to mill grain for distilling.

The remnants are gone, and the seven-

Walter B. Gibson, famous for his 1930s radio serial *The* Shadow, also wrote "Crime Over Casco" during his summer on Ram Island.

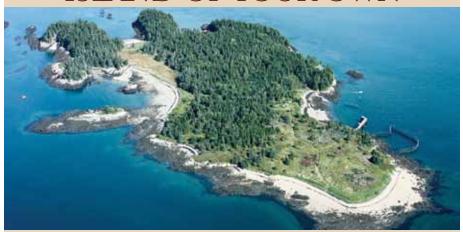
acre island is now wild but ready to become a great family compound. The island is fed electricity from the mainland and has two building sites complete with septic systems in place. The 2,500 feet of shore frontage has a protected cove for mooring boats, and the southern exposure offers great views of sunsets and the expanse of the lake.

Taxes \$4,200; circa 7 acres.

WHITE'S ISLAND Big Lake, Washington County, \$1.795M

Once a farming homestead, this unspoiled island sanctuary has had only two owners in the last 95 years. It is believed to be one of the largest lake islands in Maine and is still covered by stands of virgin timber. The island's large size, with over two miles of water frontage, encompasses varying topography of gentle slopes, steep climbs, and mixes of sandy and pebble beaches. Thousands of acres and miles of shoreline in the immediate vicinity have been placed into conservation by the Downeast Lakes Land Forestry Partnership, so this pristine environment will be forever protected. The island itself can be divided

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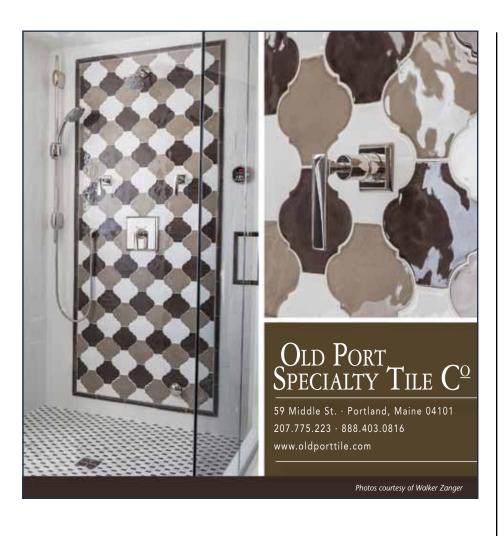
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HANNEMAN ISLAND

Big Lake, Grand Lake Stream, \$498,000

Rumored to have once been a secret retreat for Red Sox Hall of Famer Ted Williams, this island sits in pristine Big Lake, a 10,000-acre fisherman's paradise of crystal clear water. The unspoiled, 12.5-acre island retreat has a hand-built, four-bedroom log cabin dating from 1946. Built along the waterfront, the rustic cottage enjoys a warm southern exposure shielded from the winds. The island has abundant wildlife and is home to moose, deer, loons, and bald eagles. Several walking trails take you along the sandy beaches and through the old-growth forest.

Taxes \$1,012; 12.5 acres.

PHOEBE ISLAND Sebec Lake, Bowerbank, \$549,900

The island itself is small, but it comes with a big brother on the mainland. Just an eighth of an acre situated on Sebec Lake, this island is easily accessed by walkway from the shore or by a short boat ride. The rocky shoreline offers great swimming, and the one-bedroom island cottage makes a perfect retreat, with a wooden spiral staircase that leads to lovely lake views from the second floor. The mainland site, just 100 yards away, boasts over 20 acres of sub-dividable wooded land with trout ponds and road frontage.

Taxes \$789; 21 acres.

NORTON ISLAND Pleasant Bay, Addison, \$3.25M

The owners have held this 60-acre paradise in their family for over 30 years and are looking for the next good stewards for this dramatic island, which offers the best of the natural and man-made worlds. "The weather you see is awe-inspiring," says Steve Shelton, of Acadia Realty Group. Waves crash against the rocky southern cliffs that face the open ocean. Along the shore, sandy and rocky beaches afford access to the water and the 12-foot tides. Golden meadows dotted with cranberries, blueberries, and raspberries roll northward to stands of spruce, fir, and birch. Nestled at the northern end of the island, a magnificent post-and-beam house with a terraced deck offers all the comforts of home. Windows on the second floor provide 360-degree views. A comfortable guest house is nearby, but tucked out of view. Both enjoy so-



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lar electric power and well water. A sheltering cove has a boathouse with a pier and float for docking. Included in the sale is a mainland lot with mooring, for easy access.

Taxes \$13,000; 60 acres.

OUTER GOOSE & GOOSE NUBBLE ISLANDS Wohoa Bay, Addison, \$499,000

This was once a camp for lobstermen in the summer, and a stopping point along the flyway for migrating birds in the spring and fall. The current owner is a builder by trade, but he has his own lobster boat (included in the sale), and the birds still come. "The area's lousy with eagles; they nest over on Inner Goose, which is state-owned and a designated eagle habitat," according to owner Gary Chard. "We get the arctic birds when they come south, and the southern birds when they migrate north. Great blue herons, plovers, and loons are frequent visitors, and pelagic birds, including puffins, aren't far away."

A timber framer, Chard built the island's house himself. "When I got here, there was a henhouse, wharf, and outhouse." Now it boasts a beautiful, three-

bedroom post-and-beam home that has a strong local connection to both land and sea. "I used a reclaimed 1840s barn, recut the frame, and used ships' knees to support the timbers." Still, Chard refers to life there as "deluxe camping." The water supply is from rainwater, and a generator is used for power. Other needs are taken care of with an outhouse and a separate composting toilet.

Taxes \$2,390; 2.9 acres.

BRAMBLE ISLAND Mooselookmeguntic Lake, Rangeley, \$1.399M

The island [pictured on page 98] is small, but it promises a perfect getaway from your own perfect getaway. Nestled amidst a stand of trees on the one-fifth acre island sits a cottage with gorgeous lake views. Recently renovated to include two cozy bedrooms and a covered porch, it had much simpler beginnings. "I believe it once was an old boathouse or shed," says Jamie Eastlack of the Morton and Furbish Agency. On the mainland shore is its

big brother, a modern, year-round, fourbedroom house with all the comforts of home, sitting on three acres of shorefront. Both the mainland house and its little island cottage *amuse-bouche* are filled with natural light from warm southern exposures and offer sunset views.

The island escape sits in a protected cove, just a short row from shore. The seasonal cottage has a wood stove, chemical toilet, and outdoor shower. Power is fed from the main house, and hot water is available via a propane heater. If you tire of "roughing it" on the island, you can retreat to shore to enjoy the amenities of the main house with its permanent dock, sandy beach, stone fireplace, tiled bathrooms, and custom kitchen.

Taxes \$10,473; 3 acres.

GOOSEBERRY ISLAND Kittery, \$2.95M

Just off Kittery Point is a serene oasis of privacy amidst the bustle of a commercial harbor. "It's the only inhabited private island in Portsmouth Harbor," according to owner

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Jim Austin. "Our family has owned it for nearly 90 years." A classic saltbox cottage, originally built by Austin to entertain business guests, is now a year-round home with a beautifully appointed kitchen. Surrounded by lush lawns and fragrant lilacs, the cottage has a broad porch that offers rocking-chair views of the nearby historic forts, Whaleback Light, and the Isles of Shoals, with the open ocean beyond.

Though secluded and private, the island is

just a stone's throw from the mainland. A large dock accommodates boats up to 50 feet and provides easy access to the popular shops and restaurants of Kittery and Portsmouth. And if you want to build up an appetite first, waterfront dining is just a short kayak trip away.

Taxes \$4,317; 1.4 acres.

HOUSE ISLAND Portland, \$4.35M

See our feature story "Big Fish," page 166.

MIDDLE HARDWOOD ISLAND Jonesport, \$1.25M

Sheltered by Beal's Head Island and located close to the Great Wass Island Preserve, Middle Hardwood offers magnificent views from its rocky shore and pink granite bluffs. "You look out towards Great Wass," says owner Alan Pederson, "and there's no civilization in sight." Despite its name, the woods are small stands of spruce that dot a blanket of natural vegetation. "The island is eight acres, and six of those are covered by blueberries." Wildlife is abundant on and around this kayaker's paradise. "We see tons of seals and dolphins."

With three beautifully detailed cottages and a sandy beach, this island makes a perfect getaway spot for extended family. A deep-water wharf provides ready access, while heat, well water, and solar electric power make for comfortable and carefree living. "The kids play on the beach, and we get lobsters delivered right to our dock for dinner."

Taxes \$6,410; 8 acres.

>>> For more, visit portlandmonthly.com/portmag/2013/06/dream-islands2013-extras.

