



Oct./Nov.

2008

Newsletter



Fall Comes To Cathance Lake

Summer in Maine is a busy time. Those on Cathance Lake were busy with the excellent landlocked salmon and brook trout fishing that the spring offered. As summer moved on, smallmouth bass fishing picked up dramatically and exceeded previous years. Numerous bass of 4-5 pounds were seen and the largest we observed was 24 inches and 6.5 pounds.

Boating was excellent throughout the summer and, as is typical, most days one had the lake to themselves. With the 27 miles of shoreline, of which only approximately 15% has homes, there is always plenty of opportunities to privately enjoy the weather, wildlife and sights.

For those that enjoy boating excursions to the ocean, this year was also extremely rewarding. Seldom did fog limit availability and there seemed to be more than normal numbers of whales.

Summer was also busy with visitors, particularly those smaller versions called grandchildren. A home on Cathance Lake guarantees a visit from the grandchildren every year!!!

But fall is for reflection and this year nature provided an incredible backdrop of color. Sitting on the patio in crisp, clear air with the vibrant reds and yellows surrounding you; watching the loons as they cruise the lake for the last of the freshwater fish for the season; smelling the hint of a fireplace; and reflecting on the summer brings an appreciation for Cathance Lake that simply cannot be communicated properly in words.

**Join Us
Next Year!**

Cathance Shores was also busy this summer. The roads in the subdivision were given their final touches and everyone agrees that they are in excellent condition. Work also progressed on planting and seeding along the roads as well as removal of the tree debris.

The summer also saw the completion of providing electricity and phone service throughout the subdivision.

The final touches were completed on the two new lakefront homes including the landscaping of both homes. Just prior to completion in the spring, an open house was held that was attended by a number of realtors. Security systems for both homes were installed and are now connected.

Dan Ackley continues as subdivision supervisor. He typically tours the subdivision twice daily and, as a side consequence, has a record of the number of moose on the property. This year there were at least two new additions.

For us the bad news of the summer has been the slow down of the economy and the impact on property sales. This should be good news for many because there remain excellent lots and homes to purchase at Cathance Shores.

We are now independently marketing properties at Cathance Shores. We encourage the use of a realtor of your choice although we are capable of dealing directly with buyers.

**Contact Us At:
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Lots To Think About

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Cathance Shores LLC has fifteen shorefront lots available. Each lot has its own properties and unique characteristics. In this issue we highlight lots #12 and #11.

From the map (top right) it should be obvious what the advantage of the two lots is to potential buyers. **PRIVACY.** By purchasing lots #11 and #12, a buyer locks in 480 ft. owned shore frontage and has flanking conservation shore frontage of 1,460 ft. In talking to a number of potential buyers, one of the most frequent requests is for large tracts of land that ensure privacy.

The combined acreage of lots #11 and #12 is approximately 5.2 acres. The flanking conservations areas total 12.1 acres. Behind the lots and conservation areas are woodlands retained by the owners. Also note that the lots are at the end of Moose Run Road (not a figurative name, but very descriptive!!!). Privacy could not get better for a price of \$380,000!

Beyond the obvious privacy, the properties of the two lots make them highly desirable. From lot #12 to lot #11 there is a progressive increase in elevation from the lake. A buyer could choose the degree of elevation above the lake that he/she wishes.

Several pictures show the shoreline along lots #11 and #12. For orientation, small point of land near lot #12 in the top right can be seen on the photo right center and bottom. The right center photo shows mostly lot #12 while the lower right photo shows both lot #12 and #11 shoreline. The photo on the left bottom shows the shoreline from lot #11, down the conservation shoreline.

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