

Frequently Asked Questions



Q. What are the plans for the redevelopment of Linekin Bay Resort?

A. Linekin Bay Resort will have a new lodge, waterfront restaurant, and bar. Resort amenities will be updated. In addition, 34 homes and cottages will be designed, constructed, and offered for sale. The intent is to develop a resort community that offers the best of coastal living with today's conveniences and comforts while maintaining the ambience that generations have enjoyed for nearly 100 years on this unique peninsula.

Q. What amenities will there be, and how will their use and maintenance be managed between home owners and the resort?

A. There will be docks, a saltwater pool, 2 tennis courts, a complete fitness center, spa treatment rooms, and trails. Homeowners will be able to use all of these amenities. Their upkeep will be overseen by either the resort or the condominium association, depending on the location of the facilities, and the costs of operations and maintenance will be shared by the resort and the condominium association.

Q. Will there be a marina?

A. There will be docks managed by the resort for resort guests and transient yachtsmen. Boats will be available for rent. There will be a separate dock for the homeowners to use. The homeowners will also have access to the resort's docks, moorings, and launch service.

Q. Who will own the homes and the land they are on?

A. The homes will be developed as a condominium community. Each buyer will own his or her home as a fee simple condominium unit, including the foundation, the walls and roof, decks, and the entire interior. The land will be owned by the condominium association, and each homeowner will be a member of the association.

Q. Who will take care of maintenance?

A. The condominium association will be responsible for all exterior maintenance, including landscaping, roads, pathways, and the exterior of the individual homes. The homeowners will be responsible for the interiors of their homes, including appliances and mechanical systems.

Q. What fees will the homeowners incur?

A. Homeowners will pay condominium association fees to cover such expenses as repairs and maintenance of the grounds and exteriors of the homes, road upkeep, snow clearing, taxes and insurance on association property, and a proportionate share of costs of the common amenities.

Q. What will the accommodations at the resort be like?

A. The new accommodations at Linekin Bay Resort will consist of a new 32 unit lodge, a completely renovated East Lodge with 5 units, and 3 units in an intimate setting nearby. The 32 units in the new lodge will include 12 waterfront suites that may be sold to individuals as condo-hotel units. Homeowners with guests will enjoy the proximity of resort accommodations available a stone's throw away.

LINEKIN BAY RESORT

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Q. What is a condo-hotel unit?

A. A condo-hotel unit is a suite in the hotel that is legally structured to be a separate condominium unit. These units will generally be sold to individuals who are given the right, but are not obligated, to sign a separate agreement with the hotel operator to have the unit managed by the hotel. The owner will receive the net income from the rental of the unit. At Linekin Bay Resort 12 condo-hotel units are planned. These will be located at the oceanfront end of the lodge and will be efficiency suites with 3 areas: living and dining, sleeping, and food preparation (with a refrigerator, microwave, and sink).

Q. Who is developing Linekin Bay Resort? Who are the architect and the builders?

A. Linekin Bay Resort is being jointly developed by the Branch family who have owned the property since 1909, and The NewHeight Group, a Maine and Florida based firm with more than 30 years of development experience ranging from residential to office, retail, and hospitality projects (www.newheightgroup.com).

- The concept drawings for the lodge and condominiums have been developed by Ted Oldham Architects of Portland. Theodore L. Oldham, Architect, of Portland enjoyed a 35-year career throughout the USA before moving to Maine in 2005. His design credits range from the Four Seasons Hotel in Washington, DC, to primary and vacation homes for an exclusive clientele, several in New England.
- The homes and cottages at Linekin Bay Resort will be constructed by the Knickerbocker Group and Boothbay Home Builders, one of the region's premier builders with a portfolio that includes many of the area's finest waterfront properties (www.knickerbockergroup.com).

Q. What is the current status of the development?

A. The plans for Linekin Bay Resort are currently being reviewed by local and state agencies. The current schedule calls for initial construction to start in the fall of 2008 and for a model cottage to be completed in the spring of 2009. The new resort is projected to open in the spring of 2010. Construction of the first group of homes will begin in the fall of 2009 with completion anticipated in the spring of 2010.

Q. What will the prices of the homes be?

A. The pricing of the homes has not been determined yet, but the expected range will be from \$800,000 to \$1 million plus. In addition, there will be condo-hotel units available in the lodge starting at approximately \$350,000.

Q. When may we visit Linekin Bay Resort to see what is being offered?

A. You are welcome to visit Linekin Bay Resort during the regular June to October 2009 season. Although there are no sales representatives on location, you will get a sense for the site and views offered. You are also welcome to explore the Boothbay area with its wealth of activities, shops, and restaurants.

Q. How may we receive additional information?

A. Please sign up on our list of interested parties, either on our web site www.linekinbayhomes.com or by calling 207-633-3542. The web site will be kept up to date with developing news.