



**FOR SALE**

**FIVE STAR WEDDING VENUE AND  
LAKEFRONT REAL ESTATE**

309 ME-133, WINTHROP, ME 04364



# EXECUTIVE SUMMARY

The Boulos Company is pleased to present an exceptional opportunity to acquire a distinctive property in Winthrop, ME. For the past 10 years, The Barn at Silver Oaks Estate has been a sought-after wedding destination for couples from New England and beyond. Gene and Veronica Carbona have crafted the perfect venue on the shores of Maranacook Lake. The expansive property provides flexibility for any occasion and includes the stunning barn, as well as multiple bar/serving areas, extensive seating options, and endless possibilities for wedding photographers. Always in demand, current bookings extend into 2027.

The property at 309 Route 133, in Winthrop, ME consists of  $\pm 8.95$  Acres of waterfront land on Maranacook Lake improved with a  $5,000\pm$  SF event barn, a recently constructed men and women's bathroom facility and three separate bar/serving areas spread throughout the property. There is also a stunning outdoor ceremony area with custom wood benches and an inset rustic wood staircase providing dramatic entry for any ceremony. The barn itself contains an efficient bar and catering setup, along with a gorgeous bridal suite. It also boasts propane heat blowers throughout for those cool Maine nights.

Situated just minutes from Augusta, ME and Interstate 95, this location is easily accessible from both Northern and Southern Maine and has ample on-site parking.

This property will provide a new owner with everything they need to hit the ground running, along with additional acreage to expand upon and customize to achieve any vision.

This extraordinary property is offered for sale for:

**\$1,600,000**

# PROPERTY DETAILS

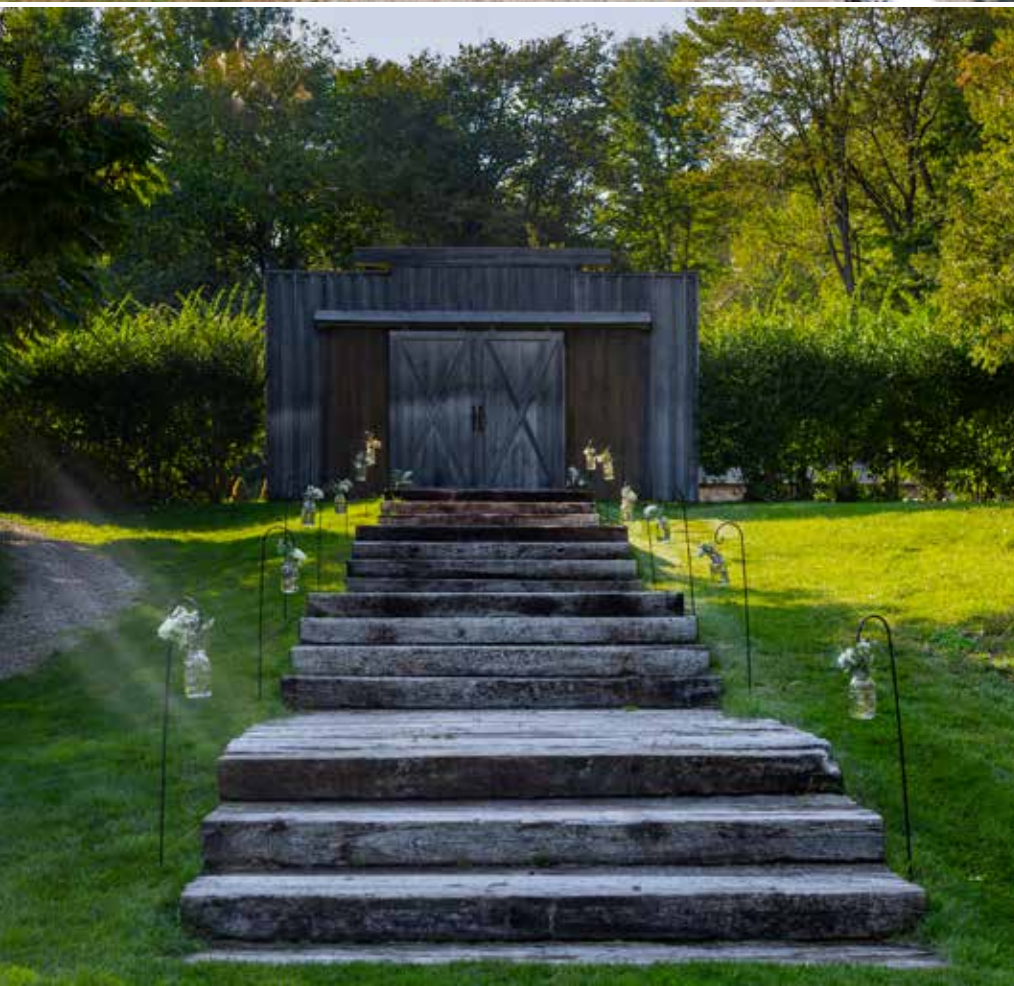
OWNER	Eugene A. Carbona, Jr. / Rocio V. Carbona
DEED REFERENCE	12186/88
ASSESSOR'S REFERENCE	008//030/A/000
TOTAL BUILDING SIZE	5,680± SF - Barn & Outbuildings
LOT SIZE	8.95± acres
ZONING	General Residential (Allows for various commercial and residential uses)
SPRINKLERS	Fire sprinkler system throughout barn per code, purchased 1/1/2016
HEAT SYSTEM	Propane Heat Blower
UTILITIES	Private Water, Septic Sewer
RESTROOMS	Separate restroom building
PARKING	Ample on-site parking
AREA AMENITIES	Maranacook Lake, Cabbossee Lake, campgrounds, and public beaches
REAL ESTATE TAXES	\$2,344.65/year (FY 2025/2026)
SALE PRICE	\$1,600,000

\*For full financial details, please sign Confidentially Agreement





# EXTERIOR PHOTOS





# INTERIOR PHOTOS





# INVENTORY LIST

## KITCHEN & BAR

- Ice Freezer; stores ice, purchased 1/1/2019
- 24 x 12 Walk-In; Refrigerated walk-in cooler, purchased 1/1/2022
- Wine Fridge; Eurocave 200 bottle cooler, purchased 1/1/2023
- Bar Fridge; Bar item storage, purchased 1/1/2024
- 3x Beer Fridge; Beer storage, purchased 1/1/2020
- Commercial Fridge; 2-Door stainless steel food storage, purchased 1/1/2022
- Chest Freezer; Inventory storage, purchased 1/1/2020
- Food Service Bar; 16 x 42 x 40 food display/service movable wheels, purchased 1/1/2020
- 3x Stainless Tables; Stainless steel, purchased 1/1/2019
- Stainless Mop Sink; Commercial mop sink, purchased 1/1/2018
- 3-Bay Sink; Stainless 3-bay sink for bar items, purchased 1/1/2019
- Glass Washer; Commercial automatic glass washer, purchased 1/1/2024
- Refrigerator; Fridge in shed for alcohol to keep cool in summer, purchased 1/1/2025
- Nespresso; Professional coffee machine, purchased 2024
- 3x Square POS system

## FURNITURE & FIXTURES

- 40 x 12 Shed; Inventory storage w/ electrical service and 50 amp RV service, purchased 1/1/2018
- 16 x12 Shed; Inventory storage, purchased 1/1/2021
- 16 x 16 Shed; Inventory storage, purchased 1/1/2020
- Kohler Generator; 25k generator automatic, purchased 1/1/2024
- Commercial Cooling; Big Ass Fan Co. commercial warehouse cooler, purchased 1/1/2019
- 200 Chairs; Pecan crossback chairs for seating, purchased 1/1/2017
- Farmhouse Tables; 10 x 40 event tables, purchased 1/1/2018
- 8x Folding Tables; 8 ft round tables, purchased 1/1/2020
- 8x Folding Tables; 6ft rectangular tables, purchased 1/1/2017
- 20x Cocktail Tables; High-top tables, purchased 1/1/2018
- Custom Bar; 3-piece custom bar service, purchased 1/1/2019
- Custom Bar; 2-piece custom bar service, purchased 1/1/2019
- Custom Bar; Bar service, purchased 1/1/2020
- Fire Suppression System; Fire sprinkler system throughout barn per code, purchased 1/1/2016
- Water Supply; Water supply for fire suppression 5,000 gallons, purchased 1/1/2016
- Electrical service; 200 amps incoming with wiring throughout property for electrical demands, purchased 1/1/2016
- Wired Security System; custom designed wired security system, purchased 1/1/2019
- Drilled Well Water Supply; Drillwed well 12 gpm, purchased 1/1/2021
- Cowboy Cauldron; Fire pit, purchased 1/1/2022
- Electric Awning; Electric automatic awning for welcome reception bar area, purchased 1/1/2024
- 8x Adirondack Chairs; LL Bean chairs for guests, purchased 1/1/2020
- Elevated Bandstand; Elevated outdoor deck area for seating and/or musical guests, purchased 1/1/2018
- Bandstand Seating; 3 large bistro tables and chairs with umbrellas for guests in bandstand, purchased 1/1/2018
- 4x Bench Seats; Courtyard bench seats, purchased 1/1/2025
- 30x Chandeliers used throughout space, purchased 1/1/2016
- Golf Cart; 6-person golf cart for transporting guests, purchased 1/1/2019
- ATV; Arctic Cat 5000cc with trailer for transporting heavy vendor items, purchased 1/1/2012
- Reveal Wall; Sliding barn door system for revealing the bride to guests, purchased 1/1/2020
- Railroad Tie Steps; Series of RR tie steps for bridal entrance, purchased 1/1/2020
- Ceremony Arbor; Elevated ceremony arbor for holding religious and civil ceremonies, purchased 1/1/2020
- Split Rail Fencing; Entry drive fencing, purchased 1/1/2018
- Restroom Facility; Full commercial restroom facility for guests. 8 toilets, 4 urinals, 4 sinks, fully heated, and air conditioned



# AERIAL VIEW







MARANACOOK  
LAKE

WINTHROP

COBBOSSECONTEE  
LAKE



AUGUSTA



## CONTACT US



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