

PREMIERE ESTATES
INTERNATIONAL

LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

WORLDBID AUCTION

OCTOBER 14TH, 2026 NOON ET

WATCH VIDEO 

62 SOLS CLIFF RD

BAR HARBOR, ME 04609

PREMIEREESTATES.COM



Eastern Watch, located just outside of downtown Bar Harbor, evokes a sense of the by-gone Rusticator Era of the town's Gilded Age near the old estates of the Vanderbilts, Kennedys and Acadia's founder George Dorr. The classic New England cottage perched high above Frenchman Bay on Sols Cliff has views from the Porcupine islands to the Egg Rock lighthouse and beyond.

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Enjoy watching cruise ships and whale watch boats passing just below the oversized 130-foot granite and bluestone terrace with outdoor kitchen and granite fireplace.

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The 4 bedroom main house is a John Libby timber frame with a three story cathedral living area that boasts a granite fireplace and stonework. Built in 1995, the home was totally remodeled in 2006.

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Beautiful master suite with views of the bay and islands; master bath with walk-in shower area with soaking tub and just around the corner is your own gym area.

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The second floor of the carriage house is a two bedroom apartment with a kid's bunk room and play loft above.

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This beautiful estate sits high on a bluff that is over 100' above the ocean so you'll always have the same shoreline and view. You can walk into town or connect on to hiking or biking trails right from the house to access Acadia National Park

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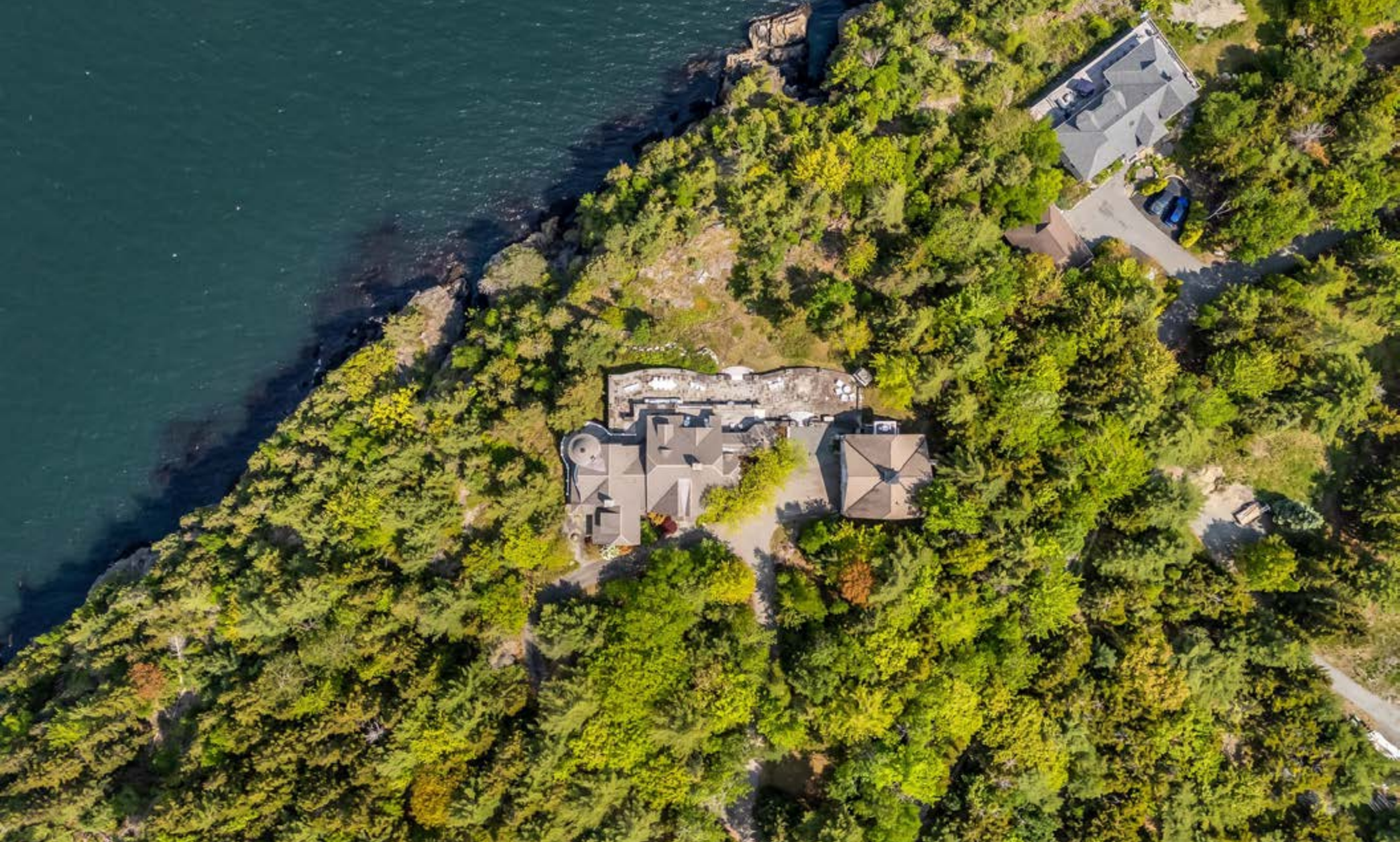
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PROPERTY DETAILS

BEDROOMS & BATHROOMS

- 7 Bedrooms
- 6 Bathrooms

SQUARE FOOTAGE

- 6,216 SF Home
- 3.68 Acres Lot

FEATURES

- Panoramic views of Frenchman Bay, the Porcupine Islands & Egg Rock Lighthouse
- Perched over 100 feet above the ocean on prestigious Sols Cliff
- Classic New England estate inspired by Bar Harbor's Gilded Age
- Dramatic three-story cathedral living room with granite fireplace
- Fully remodeled in 2006
- Expansive 130-foot granite & bluestone oceanfront terrace
- Outdoor kitchen & granite fireplace
- Primary suite with sweeping bay and island views
- Spa-style primary bath with walk-in shower & soaking tub
- Private in-home gym area
- Carriage house with 2-bedroom apartment
- Additional children's bunk room & play loft
- Front-row views of passing cruise ships and whale-watch boats
- Walkable access to downtown Bar Harbor
- Direct access to hiking and biking trails leading into Acadia National Park
- Elevated bluff setting protects the estate's dramatic shoreline views



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WORLDWIDE AUCTION

62 SOLS CLIFF RD, BAR HARBOR, ME 04609

STARTING BID: \$4,995,000 | PREVIOUSLY LISTED FOR: \$8,495,000

PRE AUCTION OFFERS DUE NOW THRU OCTOBER 1ST, 2026

AUCTION BIDS DUE OCTOBER 8TH-14TH, 2026 NOON ET



Buyers may obtain disclosures,
property reports, and the
Auction Purchase Contract at
PremiereEstates.com

PRE AUCTION OFFERS

- A Buyer may elect to submit a Pre Auction rather than participate in Auction bidding.
- Pre auction offers may be submitted on a standard MAR (Maine Association of Realtors) purchase contract. Pre Auction offers may have any contingency a buyer requests.
- Seller shall provide the Buyer with a Pre-Auction offer incentive credit of \$150,000 if the Buyer submits their Pre-Auction offer no later than October 1, 2026, and the Buyer's offer is accepted by the Seller and the Buyer either removes contingencies (deposit is non refundable and released to Seller) or closes escrow on or prior to October 8, 2026.
- A Pre Auction offer must be submitted no later than October 1st, 2026. The offer will state the buyer will remove all contingencies no later than October 8th, 2026 or close escrow by that date. If the Buyer removes contingencies or closes escrow no later than October 8th, 2026, the auction will be canceled.
- Your Pre Auction offer submitted on a MAR purchase contract must state that the 3% Buyer's Premium is included in your offering price.
- No exceptions to the date deadlines will be accepted.
- The buyer must provide a 10% deposit with their offer, proof of funds to close the purchase and a lender approval letter (if applicable).

AUCTION BIDDING

- Your sealed bid must be submitted on the Premiere Estates sealed bid auction purchase contract.
- Qualifying round bids must be submitted October 8th -14th, Noon ET and must be emailed Mmische@PremiereEstates.com.
- The top 50% bids (by price) of the qualifying round bids received, those bidders will be notified by October 14th, 2026 3:00pm ET, they are approved to submit their final bid.
- The bidders, which have qualified to bid in the Final Bid round, their bid is due on October 15th, 2026, Noon ET.
- Both the qualifying and final round bids must be provided on the Premiere Estates Sealed Bid auction purchase contract.
- Escrow Shall close no later than November 15th, 2026.
- The Sealed Bid auction purchase is available on PremiereEstates.com at the property listing.

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OTHER TERMS

- A 3% buyers premium must be included in your auction bid.
- A 2% commission will be paid to the real estate agent/broker who registers and represents the buyer who purchases the property.
- The buyers agent must submit the Agent Registration Form available at PremiereEstates.com to be paid a commission.
- The property is sold in AS IS condition.
- The Seller is not making any repairs.
- The property will be conveyed free and clear of liens and encumbrances save and except for the permitted exceptions which may include any existing easements, rights of way, prescriptive rights whether of record or not, recorded existing restrictions, covenants, conditions, oil and gas leases, mineral interests, water interests outstanding in person other than Seller and other instrument, other than conveyances of the surface fee estate that affect the property, validly existing rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts, or shortage in area or boundary lines, any encroachments or overlapping of improvements, all right, obligations and other matters arising from existing by reason of any applicable governmental district, agency or authority, any liens as to which the title insurer shall provide coverage under the terms of its policy, including special endorsements and current taxes will be pro-rated as of the date of closing.
- TITLE AND CLOSING COMPANY - GREAT EAST TITLE AND ESCROW COMPANY

DUE DILIGENCE AVAILABLE

- Sellers Property Disclosures
- Listing Agent Disclosures
- Preliminary Title Report
- Sealed Bid Auction Contract

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The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This brochure has been prepared to provide summary unverified information to prospective purchasers. The information contained herein is not a substitute for a thorough due diligence investigation. Premiere Estates has not made any investigation and makes no warranty or representation of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent, Auction Company nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for Sale at any time and for any reason. Seller and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice.

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