



Facts About Us

Among Maine real estate, Cathance Shores at Cathance Lake is a unique down east Maine property offering an exceptional setting as a Maine retreat and an ideal location for Maine vacation homes.

Cathance Lake and Surrounds

- 3,000 acres approximately. Excellent clarity as spring fed. Rated in top four for clarity in the State of Maine. Average depth is 30 to 40 feet with 100' "deep holes."
- Renowned for its trophy-size, land-locked salmon. Also present are brown and brook trout and small-mouth bass. Loons and black ducks nest and ply its waters in the summer. Bald eagles and ospreys are frequent visitors.
- Public boat ramp is available just off Route 191, which will accommodate mid-size boats. The lake is deep enough and large enough to support water skiing as a recreational activity.
- Hiking trails and nature preserves are abundant in the immediate proximity. There is a deer/moose sanctuary to the south of Cathance Shores, and conserved aquatic estuaries define the eastern and western edges of the Cathance Shores shoreline. There are other estuaries in the northern quadrant of the Lake. All teem with nature's wonders for you to observe and to enjoy.
- The surrounding area, other than along the major roads, consists of undeveloped forest land. All is very private... untamed... and rural.

Area Recreational Offerings

- The area's recreational potential is virtually endless and varied. The area is filled with lakes. The Atlantic Ocean and Fundy Bay are nearby. Canada is just an hour away.
- In summer, swimming, boating, water skiing, jet skiing, canoeing, sailing, fishing, hiking, whale watching, ATVing, camping, picnicking, roasting marshmallows on an open fire for "Smores," shopping and sightseeing in the USA and Canada are popular pastimes.
- Winter offers another set of activities including snowmobiling, ice fishing, cross-country skiing, snowshoeing, ice skating, and even reading a good book in front of a roaring fire back at your camp. The snow-swept lake is a winter picture by itself - well worth hours of observation and contemplation.
- All activities are fun and exhilarating given the Lake Cathance backdrop.

Location

- Less than 2 hours by car from the Bangor Jetport.
- Approximately 80 miles north of Bar Harbor.
- 17 to 25 miles from the towns of Machias, Maine and Calais, Maine--both of which offer shopping opportunities.
- 30 minutes from saltwater – Machias Bay and beyond
- 30 miles from Canada via the Calais/St. Stephen border crossing
- 1-1/2 hours by car to the artist colony in St. Andrews, New Brunswick with international shopping.
- Passamaquoddy Bay and the Bay of Fundy are less than an hour's drive. Both are renowned for whale watching, 25-foot tides and fishing.
- The Roosevelts' special island, Campobello, is but a chip shot away from the town of Lubec, ME (~1 hour).
- Golf courses are to found in St. Andrews, CN, Campobello, CN, Calais, Roques Bluff, and just south of Machias.

Cathance Shores

- Cathance Shores is a private Maine lake community. It is situated on ~200 acres along the 3-1/2 miles of wooded shoreline, which makes up the southern end of Cathance Lake Maine.
- All property owners will be members of the Cathance Shores Property Owners Association (CSPOA). Covenants and by-laws will guide CSPOA.
- The Cathance Shores Community is buffered by 500 to 600 acres of pristine down east Maine property.
- People will be permitted to use this working forest for recreational purposes. The CSPOA roads wend their way from Route 191 through this working forest and the Cathance Shores sub-development. Further to the south is an additional 4,000 acres, which, for all intents and purposes, is projected to remain as an additional working forest buffer.
- Besides offering a wilderness setting, thanks to the buffering to the south of the community, each lot offers an intriguing blend of special features – so that, surely, one or more will offer you the perfect blend of solitude and majesty you seek for your Maine vacation home.
- When built out, the developers envision that the community will be comprised of no more than 31 lakefront lots and 14 offshore lots.





Our Green Story

A cataclysmic environmental event impacting down east Maine property is the recent sell-off of virtually all paper company lands. In the past, paper companies' ownership and stewardship of the majority of the lands in the area stabilized and maintained the vast wilderness aspect of Washington County. These forests were treated like an open range for one and all to camp, hunt, hike, ATV, snowmobile and the like. There's no point in dwelling on the aftermath, only to state that the open range has vanished, public-use trails have been cut off, and the wilderness threatened by uncontrolled development.

The Cathance Lake Association (CLA) had been and continues to be actively intent on trying to maintain the Lake and its surrounds "as is". They voluntarily inspect the Lake for invasive plants and check the water quality annually. The members perform boat-landing inspections in an attempt to ward off any potential invasive plant infestation. Initially a Director of the CLA, Bill Gies was placed in charge of attempting to locate a white knight or knights to purchase the sold-off lands surrounding Lake Cathance, but soon discovered that no one seemed to be interested in small amounts of Maine waterfront property, while there were large acres around Baxter State Park and Grand Lake Stream to be saved.

Therefore, Cathance Lake was in the throes of change due to the sell-off of forestlands. In fact, roughly two-thirds of the lakeside property was paper-company owned. In July of 2004, two 1,000-acre plots of lakeshore property had been sold to a woods cutter and had been cut over. One plot had been sold to a private individual, and one was on the market.

It was at this juncture that the owners hatched a plan to attempt to save the 1,000-acre parcel of undeveloped lakeside property on the market and therefore at risk of falling into unknown developers' hands. Since this parcel was located just off Route 191, contained two natural harbors and numerous ecologically sensitive areas, we were convinced that it was the plot most vulnerable to reckless development.

We hoped that our good ideas and deeds in developing the land might influence and/or set a precedent for other land development on Cathance and other Maine lake communities. Our objective was then and is now to protect or minimize the disturbance to the lakeside property, interior lands and waters of environmental significance.

We are pleased to note the development of a Land Use Plan based on our environmental objectives, which turned out to be remarkably consistent with Maine's Land Use Regulatory Commission's (LURC's) Comprehensive Land Use Plan (CULP), was accepted by LURC Staff with some modifications.

The land section we chose is the 1,000-acre plot located on the south shore of Cathance with approximately 3-1/2 miles of shoreline. The initial objective was to develop twenty (20) large lakefront lots, and to maintain the inland core (600 acres) as a perpetual working forest, owned and managed by us and deeded to our children and grandchildren. This land will be open to the general public as a Maine rural retreat for recreating, which is our small way of creating an open-range environment, and, hopefully encouraging other landowners to make their Maine property open to the public as well.

We also saw the need to protect and preserve the outlet waterway, which forms our eastern property flank. (See 'OUTLET STREAM' displayed on the [Overall Plan map](#). It is breathtakingly beautiful, and its role in clarifying and cleansing the water prior to its departure from the Lake is environmentally significant. We achieve this by deeding a conservation buffer of our property, which forms the western side of the stream to a depth of 250 feet inland. This land, by the way, is considered prime development land, so development dollars were purposely bypassed to help preserve the waterway, as is, for posterity.

Of the 1,000 acres, which comprises Cathance Shores LLC, approximately 200 acres will be deeded to and become the subdevelopment known as Cathance Shores. Of the 200 acres approximately 90 acres are earmarked for home lots. The remainder is set aside as conserved lands, which will weave around and through the 21 shorefront and 10 wooded lots, which comprise the subdevelopment. It all adds up to greater than 50% of the shoreline and all of the small islands being conserved for posterity.

Another interesting slant to our story regards the use of the forestlands surrounding Cathance Shores. With the coming of the "Rail Trail," we are championing a connecting loop from Marion (Route 86) through our forestlands to the main E/W trail connector near Munson Lake on the 19 Rd. This short cut or cutover trail will be beneficial for those who wish to travel to destinations other than those on the main "Rail Trail" from Calais to Machias, or as a shortcut connector for those traveling to and from the west. It will also serve as a change of scenery return loop for those from Machias.

We are taking a leading role in these efforts, working in conjunction with several local snowmobiling and ATV clubs. It is our hope to attract other adjacent landowners to join us in this endeavor, as well as combining our lands, in whole or in part, to form a large "open range" recreational park. Most of our neighbors' lands are being utilized as working forests, which is ideal. This is just another example of our dedication to utilize our forestlands in a manner which is ecologically sound, yet of recreational benefit for one and all.