



French's Point

Midcoast, Maine

*A year-round vacation rental estate,
for couples seeking an intimate
weekend seaside retreat that feels like a
vacation & reunion, with a
celebration at the heart of it all.*





Venue Lodging Amenities



RETREAT HOUSE

6 Suites, Lodging for up to 14 Guests

Top Level

Waterfront Fireplace Parlor
Deck with Patio Seating
Fully Appointed Residential Kitchen
Dining Area & Fireplace Living Area

Main Level

Grand Foyer & Guest Center
Craftsman Bar & Bar Stools
Fireplace Lounge with TV/Roku
Oceanfront Conservatory with Seating
Dining Room with Farm Tables & 100 Chairs
Wrap-Around East Side Deck
Covered West Side Porch
Public Restrooms
Handicap Accessible
Coffee Station
Sound system (9am-10pm)

Lower Level

Recreation Room with TV/Roku & Pool table
Two large Public Restrooms
Coat check & Foyer
Catering Kitchen & Wash Room

Retreat Grounds Amenities

5 1/2 Waterfront Acres & Landscaped Gardens
280-Degree Ocean View
Cobblestone Terrace with Fire Pit, Adirondack
style seating, & Rolling Bars
Gazebo & Promenade
Oceanfront Lawn with Fire Pit
Bluff Path & Private Beach
Family Tree Garden & Swing
Walk In Cooler for Bar Supplies, Flowers & Cake
Dumpster Enclosure for Waste & Recycling On
Site Event Parking for Vendors & Guests
Ceremony Seating for 100 Guests



FARM HOUSE

12 Suites, Lodging for up to 28 Guests

Main Level

Fully Appointed Residential Kitchen
Fireplace Parlor with TV/Roku
Family Room

Farm Grounds Amenities

Eight Beautiful Acres
Organic Orchards & Gardens
Private Beach
BBQ Lawn with:
Picnic Tables, Gas Grille & Lobster Cooker
East Side Terrace & Fire Pit
West Side Terrace & Fire Pit
Gazebo with Seating

Farm House Recreation Lawn

Recreation Games
Access to 100+ Acre Sandy Point State Park with
Walking Trails



SAIL CLOTH TENT

Available Rain or Shine,
Fourth Weekend April - Third Weekend October Clear
side walls
Full stone plank floor
Catering service tent
Dimmable perimeter lights
Dimmable up-casting pole lights
Potable water
Electric service
Service Tent
3 white bar stations
Adjoining stone terrace with lounge furniture
Walking distance to restrooms
100 cross back chairs
Event tables



BEACH HOUSE

8 Suites, Lodging for up to 18 Guests

Main Level

Fully Appointed Kitchen
Dining Room
Living Room & Stone Fireplace Lounge Sun
Room great for a Farewell Brunch Wrap Around Deck

Second Level

Parlor great for Bridal Party Preparations

Lower Level

Recreation Room with Lounge Seating & Bar
Ping Pong Table

Beach Grounds Amenities

Private Beach
Stone Terrace
Gas Grille
Parking



GATHERING SPACES

Custom Sail Cloth Tent
Retreat Cobblestone Terrace
Retreat Oceanfront Lawn
Retreat Gazebo Promenade
Retreat Dining Room
Retreat Conservatory
Retreat Lounge
Retreat Recreation Room
Farm BBQ Lawn
Farm East Terrace
Farm West Terrace
Farm Private Beach
Farm Recreation Lawn
Farm Fireplace Parlor
Farm Recreation Room
Beach House East BBQ Terrace
Beach House Dining Room
Beach House Living Room
Beach House Recreation Room



Property Capacity

STANDARD EVENT CAPACITY

30 - 100 Guests
Included in Reservation Fee

MAXIMUM EVENT CAPACITY

101 - 150 Guests
Additional Surplus Guest Fee of \$2,000 is applicable

*Note: Only available for limited dates with advanced approval.
Surplus guest fee is not subject to tax.*

GATHERING CAPACITY

To assist you when choosing locations for your weekend gatherings

Available Year-Round

*Retreat Gazebo Promenade - 150
Retreat Cocktail Terrace - 150
Retreat Main Level - 150
Retreat Recreation Room - 12
Farm Parlor - 20
Farm Dining Room - 30
Beach House Main Level - 50
Beach House Recreation Room - 20*

Available May - October

*Sail Cloth Tent - 150
Retreat Oceanfront Lawn - 150
Retreat Private Beach - 20
Farm BBQ Lawn - 50
Farm East Terrace - 100
Farm West Terrace - 10
Farm Recreation Lawn - 100
Beach House Terrace - 50
Beach House Deck - 20
Beach House Private Beach - 20*

LODGING CAPACITY

To assist you with assigning homes for your guests



Retreat House
6 Suites
14 Maximum Lodging Guests



Farm House
12 Suites
28 Maximum Lodging Guests



Beach House
8 Suites
18 Maximum Lodging Guests

Total Lodging Capacity
26 Suites

*Maximum of 60 Lodging Guests
Average Total Capacity of 50 Lodging Guests*



Reservation Rates

IN SEASON

May - October

In Season Reservations Include:

Lodging Amenities

Three Homes/26 Guest Suites / 28-60 Guests

Venue/Event Amenities

All Event Settings, Sail Cloth Tent & Event Amenities

*100 Guests Maximum **

COMPLETE RETREAT

Thursday-Sunday Reservation in 26 Guest Suites

Total Reservation Fee \$58k

Hosts Pay \$35k

Guests Pay \$23k = \$884.62/suite for 26 suites for three nights

Tax \$2,070

PETITE RETREAT

Friday - Sunday Reservation in 26 Guest Suites

Total Reservation Fee \$48k

Hosts Pay \$30k

Guests Pay \$18k = \$692.31/suite for 26 suites for two nights

Tax \$1620

Additional Fees

Optional \$2,000 Guest Fee for events with 101-150 guests for limited dates

Optional \$1,500 Surplus Guest Lodging Payment Collection Fee

In Season Reservation Minimum

All homes must be included in an in season reservation.

Though the suggested/standard reservation is the Complete Retreat, the Reservation Minimum

Term varies by month:

July & August- Complete Retreat Thursday-Sunday

May, June, September & October- Petite Retreat Friday-Sunday



Reservation Rates

OFF SEASON

November - February
Off Season Reservations Include:

Lodging Amenities

Optional in One, Two or Three Homes, but not required

Venue/Event Amenities

All Interior Event Settings within homes reserved

Sail Cloth Tent Not Available
100 Guests Maximum

PETITE RETREAT

Friday-Sunday Reservation in 26 Guest Suites

Total Reservation Fee \$22k

Hosts Pay \$11k

Guests Pay \$11k = \$423.80/suite for 26 suites for two nights

Tax \$1,620

RETREAT HOUSE ONLY

Friday-Sunday Reservation in 26 Guest Suites

Total Reservation Fee \$22k

Hosts Pay \$7,300

Guests Pay \$2,700k = \$450/suite for 6 suites for two nights

Tax \$540

Additional Fees

Optional \$1,500 Guest Lodging Payment Collection Fee
Optional Farm House Lodging Add-On Two Nights- \$6k + \$540 tax
Optional Beach House Lodging Add-On Two Nights- \$6k + \$540 tax

Off Season Reservation Minimum

The off season minimum reservation requires booking of only the Retreat House.

Reservation of the Beach House &/or Farm House is optional.

The minimum booking term is Friday-Sunday for all homes reserved.

Partial home reservations are not available.

Additional nights can be added to your stay.



Guest Lodging Contribution

As would be anticipated, guests occupying the onsite lodging at the estate typically contribute/pay for lodging for the weekend, as the Guest Lodging Contribution, thus reducing the overall balance of the Reservation Fee paid by the hosts. The pricing above suggests what Guests Pay toward their lodging for each reservation term option. As the hosts however, you determine how much your Guests Pay toward the Guest Lodging Contribution, and the resulting reduction of the Reservation Fee paid by you.



Reserve Your Weekend

Our dates reserve quickly because we host only one wedding a weekend.

RESERVE YOUR RETREAT

Securing your weekend is quite simple:

Sign We will email a virtual contract link to you and your fiancé for your signature, which is valid for 24 hours. After signing, your date will be held for up to 5 days.

Pay You will pay your reservation retainer via check or by wire transfer to be received by our office within 5 days of the issuing of the contract, and confirm with our office how and when this was sent.

Confirm We will confirm receipt of the reservation retainer and the dually executed reservation contract, which will make your reservation official.

PAYMENT SCHEDULE

RESERVATION RATE

\$10,000 due at booking
\$10,000 due 45 days after reservation
\$10,000 due 200 days prior to arrival
Remaining balance due 100 days prior to arrival

LODGING TAX

Due 100 days prior to arrival

REFUNDABLE DAMAGE DEPOSIT

\$1,500 due in full 14 days prior to check in

OPTIONAL PET FEE

\$250 per pet due in full 14 days prior to check in

SURPLUS GUEST FEE

\$2,000 due 14 days prior to check in

Only available for limited dates

101-150 Guests