



Cape Dory – Fiona Rois

Make:	Cape Dory	Boat Name:	Fiona Rois
Length:	45 ft	Hull Material:	Fiberglass
Price:	\$ 250,000	Fuel Type:	Diesel
Year:	1984	Number:	4757257
Condition:	Used		
Location:	Southwest Harbor, ME, United States		

Fiona Rois

Fiona Rois is an incredibly well maintained vessel, and she has received constant upgrading and re-fitting by her experienced owners since their purchase of her in 1999. She is the last of only 3 Cape Dory 45 ketches that were built. She is equipped for extended off shore cruising and racing, and has met ISAF specifications and race committee inspections for a category 1 ocean race. She has been sailed in several Marion to Bermuda races and finished 2nd in her class in 2007.

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Measurements

LOA:	45 ft 7 in	Ballast:	9400 lb
LWL:	36 ft 4 in	Displacement:	33612 lb
Length on Deck:	45 ft 7 in	Fuel Tanks #:	1
Beam:	12 ft 11 in	Fuel Tanks Capacity:	125 gal
		Fuel Tanks Material:	Aluminum
		Fresh Water Tanks #:	4
		Fresh Water Tanks Capacity:	200 gal
		Fresh Water Tanks Material:	Stainless Steel
		Holding Tanks #:	1
		Holding Tank Capacity:	40 gal
		Holding Tanks Material:	GRP

Propulsion

Accommodations

From the companionway, to starboard Fiona Rois has a full U shaped galley which gives excellent security to the chef while the vessel is underway. There are double sinks with hot and cold pressured water and a pull out faucet. There is a 3 burner Force 10 Propane stove with oven and broiler and refrigerator / freezer is in the aft counter. There are 5 draws, dish lockers, a deep pan locker, storage under the sink and a pull out trash bin. There is a drop down small table over the refrigerator and a slide away stove cover.

To port, is the aft stateroom. A large, double quarter berth is aft, with a removable section to allowing more space in the cabin when not sleeping, or when one person is using the cabin. A large hanging locker is forward of the berth, and a seat with storage underneath. A door provides access to the stateroom's private head. This consists of a marine toilet, separate shower stall and vanity sink. An overhead hatch in the head with opening ports in the cabin give excellent ventilation.

The navigation area is forward of the galley on the starboard side. The large nav table faces outward and has a swivel stool underneath. The nav station displays Raymarine E80 electronics, with all of the communications equipment and weather instruments and electronics. The large nav table makes for a perfect home office with laptop computers etc.

The main salon has an open and spacious feel with port and starboard settees, with the port settee being "L" shaped with the small "L" section against the bulkhead. This berth also will convert into a double berth if desired. A large, floor mounted dining table has a drop leaf which extends to the settee opposite. To starboard, the settee will extend inboard to form a single berth, or just to meet the table. Outboard of the settee is a pilot berth. All berths have lee cloths, allowing sleeping while underway. There are two hanging lockers in the main salon; one

forward of the starboard berth and one aft of the port berth. A low counter with drawers under is also forward of the starboard berth. For ventilation a large overhead Bomar hatch, 5 opening ports, and a dorade ventilator.

In the passageway to the forward cabin is the second head to port and the above mentioned hanging locker and cabinet. The head area has a marine toilet, vanity sink and shower. An opening port and a dorade ventilator provide ventilation.

Furthest forward is the second stateroom. Abundant floor space is a nice advantage to the cabin, even with the filler cushion in place, making the v-berths into a double. There is a large hanging locker aft to starboard and a bureau to port. As in the other areas of the vessel, good ventilation is achieved with 2 opening ports and a large overhead hatch. Further storage is achieved with lockers and shelves above the berths and drawers under.

The cabin of Fiona Rois is richly finished in rubbed effect, varnished teak. Cushions are light colored fabric, which adds to the open, spacious feel. White high-pressure laminates were used in the galley and head areas for easy of cleaning and a nice contrast to the teak joinerwork.

Sails and rigging

Tri-radial Mainsail 8.4 oz, full battens - Acadia Sails (2011)
110% Tri-radial Yankee jib 8.4 oz, foam luff, UV cover - Acadia sails (2011)
58% Staysail 9.0 oz, UV cover, - Acadia sails (2012)
Tri-radial Mizzen, 6.5 oz - Bondell sails (2002)
Storm trysail 12.1 oz - Bondell Sails (2003)
Storm Staysail 10oz - Bondell Sails (2003)
Asymmetrical Spinnaker 1.5oz - Bondell Sails (2003)
Mizzen staysail 1.5 oz - Bondell Sails (2003)
Harken roller furling systems for jib and staysail
Boom vang
Main boom preventer
Lazy jacks for main and mizzen
Harken Line adjustable main sheet traveler (2001)
Mizzen boom preventer
2 Lewmar # 48 ST 2 speed bronze jib sheet winches
2 Lewmar #44 ST 2 speed bronze secondary winches (2003)
1 Lewmar # 42 ST 2 speed bronze mainsheet winch
1 Lewmar # 16 ST single speed bronze staysail sheet winch
7 additional halyard and reefing winches on spars

Engine and Mechanical systems

Westerbeke 64A four cylinder 64 HP diesel installed (2004)
Engine raw water pump replaced 2013 original rebuilt as spare
New engine mounts 2013
Racor 500 fuel / water separator filter
Engine room blower
Electric oil change pump permanently mounted Starter and solenoid replaced in 2013, original rebuilt as spare

Fresh water cooled, direct drive
Remote engine start in main cabin
Transmission damper place replaced and transmission oil cooler added (2013)
Fireboy Automatic engine room fire extinguisher and engine shut down (2012)
Heat exchanger replaced 2013 including new hoses
Seafrost engine driven Refrigeration system and Freezer. New holding plates (2011)
Remote freezer and refrigerator temp gauges installed (2011)
Espar diesel heating system with main cabin thermostat (2002)
4 outlets (aft and fwd staterooms and main cabin
Inspected and serviced (2012)
3 Blade Maxi feathering prop
Groco Sea water intake strainer
110volt shore assist for above Seafrost SA-2 (2011)

Electrical systems

12 volt ship's electrical system
Engine start battery Group 31 AGM (900cca) (2013)
House bank batteries 8D AGM 245 amps (2008)
30 Circuit breaker switches on extensive panel
4 LED panel lights w/ switch
Separate on off switches for engine and house battery banks
Parallel switch to combine banks
digital volt and amp meters
160 Amp Alternator AMPLE POWER (2003)
Next step Smart regulator AMPLE POWER (2003)
110 volt shore power system
35 and 50 ' shore cords
5 110V circuit breaker switches on panel
120V Xantrex Freedom SW2000 Inverter / Charger
Pure sine wave 2000W with remote control panel & battery sensor

Electronics

The electronics continually upgraded with back up systems. The navigation area has repeaters for everything in the cockpit.

Cockpit displays:

Raymarine E80 Chartplotter and Radar (2007)
Raystar 125 GPS antenna on rail (2007)
Raymarine RD424 24" 4KW radar scanner (2007)
Raymarine ST 7000+ Autopilot (2000)
Raymarine ST 60 depthsounder (2000)
Raymarine ST 60 Wind speed and direction (2000)
Raymarine ST 60 Knot / log (2000)

Navigation area:

Raymarine E80 display Chartplotter, Radar, speed and depth
Garmin GPS Map 440 (2009)

AIS type C-250 Raymarine (2009)
Raymarine SR 100 Serius Weather receiver (2009)
Icom IC-M604 VHF transceiver (2011)
Icom cockpit mounted command Mic (2011)
Icom IC-M802 SSB transceiver (2003)
Icom IC-M88 portable VHF (2003)
Icom IC-MI portable VHF (2002)
Standard Horizon HX851 portable VHF with GPS (2012)
Motorola SatPhone 9555 (2011)
Fusion MS CD 600G Stereo FM / CD (2011)
Sirius Sat radio tuner (2007)
Jetway on board computer with office-pro+ and Windows 7 Pro (2011)
Raymarine Raytech Nav Software (2007)
LCD 22" monitor (2007)
TV tuner with antenna CD/DVD/RW/Blu-ray drive LG (2011)
HP desk-jet printer with 110v charger and blu-tooth (2012)
Email Sat nav phone connection OCENS (2007)

Equipment

Fully equipped for offshore cruising and racing
ISAF specifications
Race committee inspections for a category 1 ocean race.
Anchors & ground tackle:
45# CQR Plow with 30' 3/8 chain and 350' nylon line
35H Danforth with 175' HT chain and 200' 5/8 nylon line
Fortress SX37 anchor (stored in locker) with 30' HT 5/16 chain and 450' line
2 bronze anchor rollers and teak bow sprit.
Lewmar Ocean 2 electric windlass
2 anchor snubbers
Drogue Delta 18"
Sea anchor parachute
10 docklines
Viking 6 person life raft in canister (2005; inspected through 7/2014)
EPIRB category 1 (2003)
6 PFD's with harnesses, whistles and strob lights
MOB pole with light and quick release holder
Jacklines
6 cockpit pad eyes
Horseshoe bouy
Lifesling
Heaving line
4 fire extinguishers
3 Carbon monoxide alarms
High bilgewater alarm
Radar reflector
Flares

Additional Information

The Cape Dory 45 is a world class moderate-displacement bluewater cruiser with a modified full keel. The hull is of sandwich construction, using 1/2" Airex-Core and hand laid woven roving, with internally secured solid lead ballast, the deck using Klegecell Core, which makes for a dry and well insulated interior as well as a stiff boat.

Designed by famous naval architect Carl Alberg famously known for the Pearson Triton and US One Design. He also designed for Hinckley, Bristol, Whitby, and C.E. Ryder in addition to Cape Dory.

Fiona's hull number designates a 1983 build. She was completed in 1984 and sold to her first owner in 1986. Present owner purchased her from in 1998 and set about refitting, upgrading, and preparing her for Blue Water sailing, especially the Marion-Bermuda Race, a Category 1 ocean race. Fiona passed this race inspection 5 times, the last in 2011.

Disclaimer

The Company offers the details of this vessel in good faith but cannot guarantee or warrant the accuracy of this information nor warrant the condition of the vessel. A buyer should instruct his agents, or his surveyors, to investigate such details as the buyer desires validated. This vessel is offered subject to prior sale, price change, or withdrawal without notice.

Photos



FIONA ROIS



Full Sail



Main Salon



Galley Nav Stn Pilot Berth



Galley



Table Setting



Nav Station



Aft Double Berth



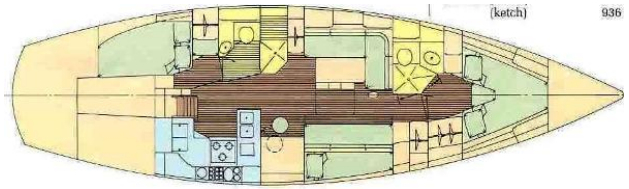
Forward V Berth



Foredeck



Cockpit



Layout