

Nordhavn 40 *Dawg House II*



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Dawg House II



Price: \$359,000.00

Location: Stuart, Florida

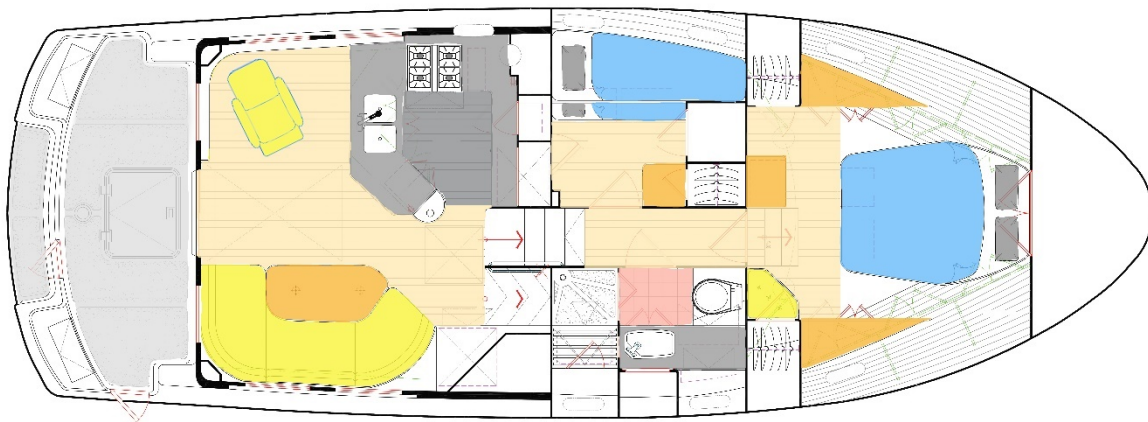
Nordhavn 40 *Dawg House II*

Dawg House II is a veteran cruiser with proven sea worthiness. She is an early model Nordhavn 40 – Hull 09 out of 44 of the first generation (US Built) boats. Accomplishments of the Nordhavn 40's are well documented and include a 26-week circumnavigation in 2001 along with numerous owner operated ocean crossings and extensive coastal trips. Being of full displacement hull design, they are engineered to be strong blue water cruisers that deliver a stable ride and maximum efficiency. The Nordhavn 40 is considered by some to be one of few “do all” vessels. They are comfortable cruising in the open ocean, and inland waterways. A hinged mast makes ***Dawg House II*** an American Great Loop capable vessel. With a 14'6” beam (and no side decks outside) there is a lot of interior volume. The Nordhavn 40 offers excellent interior living space and comfort. The N40 is the sixth design from PAE and incorporates many features proven on larger boats. A total of seventy (70) Nordhavn 40's (Mark I & II) were built prior to the model being discontinued. Demand for the N40 remains high making ***Dawg House II*** an excellent opportunity.

LAYOUT: Raised Pilothouse



LAYOUT: Main and Lower Deck – Saloon, Galley Head and Staterooms



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DESCRIPTION:

Boarding: *Dawg House II* offers an aft cockpit starboard side boarding door, the preferred choice when docked. The transom boarding door which leads to the built-in swim platform offers access when positioned stern-in or boarding from the dinghy in the water.

Cockpit: Once aboard the boat you will notice the well-designed and sufficient size of the aft deck cockpit. *Dawg House II's* cockpit provides a safe and well protected area to lounge, fish or use to enter the water via the swim platform. The boat deck extends partially over the cockpit offering a nice balance of sun and shade. Starboard of the main entry door is a scuba tank rack for four tanks. Two molded-in seats are located aft (port and starboard), starboard used for storage and the port seat locker is for propane tank storage. A hot and cold shower for rinsing off after a swim is located inside the transom. The lazarette below is accessed via a large hatch located in the center of the cockpit floor while the saloon is accessed through a raised (to prevent water entry) hinged centerline door.

- Hot and cold freshwater shower
- Air vents for engine room
- Custom-built stainless-steel SCUBA tank rack for (4) bottles
- Large Diamond SeaGlaze door with window and dogs
- Two boarding doors – aft and to starboard
- Swim ladder for swim platform
- Two built in seats are aft, facing forward (port side contains propane locker storage)

Lazarette: A floor hatch in the cockpit allows access to *Dawg House II's* Lazarette. The lazarette is often referred to a ships 'garage' and provides housing for important equipment and vast storage space. The forward bulkhead has a hinged step where most of the house and start batteries are located. The inverter and watermaker are located to port. The hot water tank and SCUBA compressor are to starboard. An emergency tiller is included as well as a spare anchor. This is a large space that is a convenient storage area for extra supplies and gear.

- Spare spade style anchor
- Concealed battery bank under forward bulkhead hinged lid step
- Xantrex Freedom SW 3012 3000 W inverter/charger (2018)
- Rule electric bilge pump
- Raritan 1700 series 12-gallon hot water tank
- Bauer Junior II SCUBA dive compressor (inactive)
- Emergency tiller
- Spectra Gulfstream 400 GPD water maker (inactive)
- Hynautic hydraulic steering ram
- Raymarine autopilot

Saloon: Upon entering the saloon from the aft cockpit through a full height, weather tight door, you quickly appreciate the overall size and space this full beam design offers. This is accomplished by eliminating exterior side decks and allowing for traffic flow via the interior which is quick and safe. To starboard is an L-shaped settee with storage below and a teak dining table. A teak cabinet with locker

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doors is portside allowing room for the full-size power reclining lounge chair. The sole (with engine room access panels) is carpeted. For entertainment, a flat screen television is mounted forward to starboard.

- Adjustable blinds on all windows
- Xantrex Link Pro battery monitor
- Wall to wall carpet
- Teak saloon table – Owner has in storage
- Slide windows with screens
- Controls for air-conditioning
- Music speakers
- Xantrex inverter/battery charger control
- Overhead lighting
- Reading lights
- Comfortable power reclining lounge chair

Galley: Moving forward on the same level as the saloon connects you to the galley positioned portside. The beautiful teak faced column that provides delivery of the main engine dry stack exhaust creates a natural divide while retaining an open-air feeling. This is a functional galley with Corian counters, teak lockers and drawers. A large stainless-steel double basin sink with faucet is located on the counter. A Seaward 10 three-burner propane stove and oven with overhead exhaust fan is located to port. The galley creates an intersection with two choices, you can go down the centerline hallway to reach the head and staterooms or continue up a few short steps to the pilothouse.

- Sub Zero 110V/12V refrigerator
- Additional Sub Zero 110V freezer in cabinet to starboard opposite galley (ice maker inoperable)
- Seaward three-burner propane stove and oven with broiler
- GE microwave oven
- Dual basin stainless steel sink
- Multiple teak drawers, lockers and overhead cabinets for storage
- Corian countertops
- Lonseal raised coin vinyl flooring

Pilothouse: Just a few steps up from the saloon you will find the ship's pilothouse. It is a dedicated space to navigate from. There are two Dutch Doors outboard for easy access to the Portuguese bridge. The electrical panel breaker is behind a clear door cabinet to starboard. The main engine and wing engine Morse control levers are located on the main dash above the steering wheel. On the vertical face there are controls for the bow thruster, anchor windlass, horn and wipers. The primary ships systems are monitored from this raised pilothouse including controls for the externally mounted spotlight, generator, active fin stabilizer and air conditioning systems. The stainless-steel helm wheel is surrounded by a well-designed dash area fitted with electronics control screens positioned above and below the forward windows. Navigation equipment includes; autopilot, fish finder, chart plotter / GPS, and VHF. The aft section of the pilothouse has a watch berth and a large sofa settee fronted by a teak table making this an easy place to run the vessel or as a shipside office when in port. Many owners enjoy the pilothouse during dinner to enjoy the spectacular view.

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- Raymarine DS5600X color video fish finder (disabled)
- Icom IC-M802 SSB transceiver
- Simrad Robertson AP20 autopilot with AP21 wired remote
- Icom Class B AIS transponder MA – 500TR
- West Marine WM 700 Stereo head
- Furuno GP-37 DGPS
- Simrad wind instruments (inoperable)
- Icom Marine IC-M604 VHF
- Furuno GaAs FET front end 8-tone daylight display, monochrome radar
- Samsung flat screen monitor – computer driven
- West Marine WM 700 Stereo
- Airplane compass
- Standard Horizon floating HX 150 Handheld VHF
- Floscan fuel flow gauge with digital tachometer
- Naiad stabilizer control panel
- Stainless-steel destroyer helm
- ACR Rapid Ditch Express abandon ship bag
- Generous storage underneath steps leading up to pilothouse
- SIONYX night vision camera
- Garmin 8612SV GPS MAP
- Becky cell phone booster
- Fabric bench helm seat
- Teak table forward of bench helm seat
- Storage below foot landing
- Folding chart table outboard to port.
- Diamond SeaGlaze Dutch doors port and starboard
- Hynautic hydraulic steering (*See JMYS Trawler Skills video on YouTube)
- Opening forward facing side window vents port and starboard
- Uniden hand held communicators
- Zinc Saver II 50 amp galvanic isolator
- Max Power bow thruster joystick control
- Maxwell anchor windlass control
- Northern Lights generator monitor panel
- Marine Air air-conditioning (January 2023)

Down a few short steps in the center of the vessel, a wide hallway connects the upper entry level with the staterooms and head below. This lower level is carpeted (except the head which has synthetic vinyl teak and spruce cover.)

Guest Stateroom: The guest stateroom is to port and features two bunk beds. The upper bunk is fixed, the lower bunk can be pulled out to be made wider and there are two pull out drawers for storage below. There is overhead lighting and reading lights by the bunks. Outboard are two portlights that can be opened for ventilation. The Splendide combination laundry appliance is secured in a locker with a

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louvered door, next to a deep hanging locker and a bank of drawers. Below the lower bunk you have access to the active fin stabilizer on the port side. Aft in the guest stateroom is the door entry to the engine room.

- Reading lights
- Two opening screened portlights
- Upper and lower berths
- Lower berth has a sliding base with fill cushion
- Teak ceilings outboard along hull
- Splendide clothing washer/dryer combination laundry appliance
- Dogged door entry access to engine room

Engine Room: Entry into the engine room is through a dedicated weather tight door located aft in the guest stateroom (you can also enter through the sole, aft in the saloon). The engine room is well laid out and has been equipped with all systems and components easy to inspect and service. The Luger L688D main engine is keel cooled with a dry stack exhaust and mated to a Twin Disc 3.0:1 transmission. This is a continuous duty rated power plant that was engineered for non-stop passage making over several days or weeks. The maintenance strakes molded into the hull create additional headroom outboard of the main engine on both sides. Two fiberglass fuel tanks with perforated aluminum screens are outboard and each tank has its own sight glass for a quick fuel level viewing. Both tanks feed a supply tank in the forward bilge. Fresh air intake from the cockpit risers and internal blowers keep air circulating and the hot air is directed up the stack to vent out above the engine room and upper aft deck. Diesel fuel filtration is accomplished by dual Racor 900 filters and a Racor 500 filter for the generator. To help with clean fuel, ***Dawg House II*** has a fuel pump and a dedicated Racor 900 filter providing the ability to transfer fuel between tanks.

- Luger L668D 105 HP main engine
- Twin Disc MG-55050 transmission 3.0:1
- Dry stack exhaust
- Yanmar model 3GM30FV 24 BHP wing engine
- Kanzaki KM3V-drive transmission on wing engine
- 10kW Northern Lights Generator with sound shield
- Racor 900 duplex dual primary filters on main engine
- Racor 500 primary filter for generator
- Racor 900 for fuel transfer with Walbro pump and timer
- InsulTech exhaust blanket
- Rule automatic electric bilge pump
- Rule high water bilge pump
- Ultra-switch sensor for high water bilge pump
- Edson manual bilge pump
- Engine room lighting
- Spurs line cutter
- (2) fiberglass fuel tanks, (1) aluminum supply tank
- Fresh water pump and strainer

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- Naiad active fin stabilizer reservoir
- 10-gallon plastic day tank for wing engine
- Engine room blower
- Escape hatch, entrance access aft in saloon

Head and shower: Across the hallway from *Dawg House II's* guest stateroom is her head, and includes a separate shower enclosure, an electric head, a vanity and medicine cabinet. The Corian countertop has a built-in sink. Fresh air is circulated via two opening screened portholes and supplemented by an exhaust fan in the shower.

- Two opening screened portholes – one in shower, one in head
- Vinyl teak and spruce look flooring
- Teak grate shower seat over molded fiberglass locker
- Access to starboard active fin stabilizer under shower seat
- Exhaust fan in shower overhead
- Y-valve to holding tank or overboard
- Tank Watch holding tank monitor
- Corian countertop with built-in sink
- Mirror in teak framed cabinet above sink
- Separate full headroom stall shower enclosure with tempered glass door

Owner Stateroom: The owner's stateroom is below the foredeck in the bow of the boat and includes a prominent island berth. There is storage underneath the steps leading up to the berth (ideal for light, bulky provisions and spares) and large drawers at the bottom of the berth perfect for clothing and blankets. Below the mattress you find access to the bow thruster and a separate house battery bank for powering the bow thruster and windlass (also chart storage and the storm plates). Ventilation is provided via the large hatch overhead, opening portlights outboard and two round portlights aft in the Portuguese bridge. The interior hull sides have varnished teak slat ceilings. Forward are two locker doors providing access to the chain locker. All cabinetry and furniture including overhead lockers, drawers and hanging lockers are teak. There is a built-in changing seat with upholstered cushion to starboard. Controls for the windlass and bow thruster are mounted in the bed frame. This room is carpeted. The black water holding tank is accessed below the carpeted area at the foot of the bed. There is a flat screen television mounted on the aft bulkhead.

- Island berth
- Port-side and starboard side book racks
- Overhead hatch with insect screen
- (2) opening screened portlights outboard on each side (with deadlights)
- (2) opening screened portlights allow for light and air from the Portuguese bridge deck
- Reading lights
- Air conditioning controls
- Two large cedar-lined hanging lockers
- Teak bureau with drawers
- Overhead teak lockers along berth on both sides

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- Flat screen TV
- Cabin door has mirror on hallway side

Boat Deck: ***Dawg House II's*** boat deck is reached by steps to port and leading aft of the pilothouse. The dinghy is launched via remote controls for the electric winches mounted on the boom. There are built-in stands and tie downs for securing the dinghy. The life raft is mounted on the pilothouse roof to starboard. Her mast is also hinged which allows for easy lowering, and qualifies her as an American Great Loop capable vessel.

- Forespar mast and boom for dinghy
- Mast has hinged base for easier lowering
- Rule V33R electric winches with remote
- Switlik 6-person life raft
- West Marine 8' RIB dinghy
- Mercury 6HP outboard

Foredeck and Exterior

- Gray gelcoat hull
- Courtesy lighting
- Maxwell VM 2200 electric windlass with capstan
- Windlass controls at foredeck and pilothouse
- 50 KG Bruce anchor with 400' 3/8 HT chain
- Deck superstructure is white gelcoat and deck is molded gray nonskid gelcoat
- Portuguese Bridge with door to foredeck
- Dock lines and fenders
- Four-step removable boarding ladder for swim platform
- Aluminum painted mast and boom
- Boom winches for dinghy launching
- Mast has a hinged base for lowering

Electrical: General summary of electrical equipment aboard ***Dawg House II.***

- Northern Lights 10kW generator with sound shield
- Xantrex Freedom 30, 3000-Watt inverter/charger
- Shore power outlets amidships on starboard side
- 50-amp shore power cord for house/air conditioning
- 12V DC, 110V AC breakers
- Galvanic isolator
- Copper bonding system
- Leece Neville 160-amp alternator

Safety:

- Switlik 6 - person Life raft
- EPIRB (case only, no transponder unit)
- Engine room high water bilge alarm

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- Acrylic storm plates for saloon windows
- USCG equipment

SPECIFICATIONS:	
YACHT NAME:	<i>Dawg House II</i>
BRAND AND MODEL:	Nordhavn 40
TYPE:	Long range trawler yacht with raised pilothouse
LOCATION:	Stuart, FL
MODEL YEAR:	2000
HULL NUMBER:	9
HULL COLOR:	Gray
DECK:	White deck with gray nonskid
REGISTRY:	USCG Documented
DESIGNER:	Jeff Leishman
BUILDER:	Pacific Seacraft - Fullerton, CA USA
HULL MATERIAL:	Solid fiberglass
DISPLACEMENT:	50,000 LBS. 22.68 MT
BALLAST:	4,000 LBS. 1.82 MT
SPEED:	Cruise 7.0 knots @1700 RPM. Top 8 knots @ 2100 RPM. WOT=2400 RPM
LOA:	39'9" 12.12 M
LWL:	35'5" 10.79 M
BEAM:	14'6" 4.42 M
DRAFT:	5'6" 1.7 M
AIR DRAFT:	Approximately 32' 9.75 M with mast up. Hinged base for lowering. (American Great Loop capable)
AB RATIO	2.3:1
DL RATIO	380
CP - PRISMATIC COEFFICIENT	0.6
MAIN ENGINE	Lugger model L668D 105 BHP (Hours ~7,434 March 2023) Twin Disc 3.0:1 transmission
PROPELLER / SHAFT	2" stainless steel shaft 4 blade bronze propeller
MAIN EXHAUST:	Keel cooled, dry exhaust
WING ENGINE:	Yanmar model 3GM30 27 BHP, Kanzaki KM3V-drive transmission (Hours ~38 March 2023)
THRUSTER:	Max Power 8 HP electric bow thruster

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STABILIZATION:	Naiad active fin stabilizers Flopper stopper rig on port side
ELECTRICAL:	60 Hertz – US style – 50-amp
SHORE POWER:	50-amp for house and 50-amp air con
GENERATOR:	Northern Lights 10kW generator with sound shield (~10,811 hours March 2023)
INVERTER/CHARGER:	Xantrex Freedom 30 3000-Watt inverter/charger
BATTERIES:	Lifeline (5) AGM House batteries and Start batteries
INTERIOR LIGHTING:	LED lighting
CLIMATE CONTROL:	Marine Air reverse cycle HVAC: 44,000 BTU (3) compressors
MACHINERY EQUIPMENT:	Racor Duplex for main Walbro fuel transfer pump with Racor filter Bauer Junior SCUBA compressor (inactive)
WINDLASS:	Maxwell 2200 vertical electric windlass with gypsy and capstan
GROUND TACKLE:	50 KG Bruce anchor with 400' 3/8" chain 60 lb. spade anchor with 50' chain and 125' of line
MAST AND BOOM	Forespar mast and boom Hinged base to lower mast for bridges Mast supports main engine exhaust Boom for dinghy with electric winches.
TENDER AND OUTBOARD:	West Marine 8' RIB Mercury 6 HP outboard
NAV/COM BRANDS:	Simrad Furuno RETG Raymarine Becky
ENTERTAINMENT:	Supersonic LCD flat screen TVs (one in saloon, one in owner cabin) AM/FM/CD stereo with speakers
STATEROOMS:	(2) staterooms: Owner forward, Guest to port
BEDDING:	Centerline queen (Owner) forward (2) Bunk beds in port guest stateroom Pilothouse watch berth
HEAD:	One: Sealand Vacuflush freshwater toilet (electric)
SHOWERS:	Two: Stand up in head with door Cockpit shower
WATER MAKER:	Spectra Gulfstream 400 desalination (inactive)
LAUNDRY:	Splendide 2000 combo washer/dryer
GALLEY:	(1) Sub Zero refrigerator (1) Sub Zero freezer (ice maker disabled) Seaward Princess three-burner propane stove and oven with broiler GE microwave oven
INTERIOR WOOD:	Teak (with white laminate panels)

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INTERIOR COUNTERS:	Corian counters
INTERIOR UPHOLSTERY:	Fabric
INTERIOR FLOORING:	Carpet Lonseal
BILGE PUMPS:	Two (2) Rule electric bilge pumps (1) Edson manual
TANKAGE: (approx.)	
FUEL:	920 gallons 3,482 liters (Two fiberglass tanks)
HOLDING BLACK:	68 gallons 257.5 liters (One fiberglass tank)
FRESH WATER:	220 gallons 833 liters (One fiberglass, Two plastic tanks)
SAFETY:	USCG safety package ACR EPIRB (Case only, needs unit) Switlik 6-person offshore life raft Engine room high water bilge alarm
PHOTO DATE:	Most photos taken May, 2023
Note: All information is believed accurate but should be verified.	

Dawg House II is a full displacement long range trawler that has excellent equipment and a proven active traveler. She was built by Pacific Seacraft in California, made in the U.S.A. A rare model in the trawler realm.

You can read all about the cruising accomplishments of the Nordhavn 40 online and by studying magazine reviews and owner blogs. Most of the detailed photos of ***Dawg House II*** were taken in March of 2023 (many more images are available by request- [contact the listing brokers*](#)).

For additional information please visit *Dawg House II's* website: www.Nordhavn40ForSale.com

Exclusions: Potential purchasers should assume that items on the vessel at the time of viewing, but not specifically listed on this sheet, are not included with the sale of the yacht. These specifications are believed to be true and correct but cannot be guaranteed. Items excluded include, but are not limited to Paintings, tools, handheld nav gear and binoculars. Owner's personal effects and clothing will be removed prior to closing.

Disclaimer: Jeff Merrill Yacht Sales, Inc. presents the details of this vessel in good faith but cannot guarantee or warrant the accuracy of this information nor guarantee or warrant the condition of the vessel. Buyers should instruct their agents and their surveyors to investigate all details the buyers desire validated. This vessel is offered subject to prior sale, price change, or withdrawal without notice.

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Co-Brokerage: Fellow yacht broker association members: This listing is available for co-brokerage with Florida licensed brokers.

***Listing broker. John Hoffman**



John Hoffman has years of experience working with the Nordhavn brand over the years, having retired from his position as Nordhavn Commissioning Manager in 2015. John's product knowledge, systems skills and friendly, helpful attitude have helped him excel as a JMYS yacht broker. John has his yacht salesman license in Florida and is eager to work with many current clients and also looking forward to helping new buyers and sellers. Please contact listing broker John Hoffman for additional information or to schedule a viewing appointment.

You can email John at John@JMYS.com or call/text +1 772.215.3720.

***Listing broker. Mark Pittman.**



Please contact listing broker, **Mark Pittman**, by phone, text or email for additional information or to schedule your personal showing. Mark is available via Mobile + 1 803.320.3586 (call or text). You can send a detailed Email to: Mark@JMYS.com.