

THE COTTAGES AT PINE MEADOW

12/1/2019

994 Portland road,Saco ME 04072

LUXURY COTTAGE CONDOMINIUM # 27 EXTERIOR FEATURES :

***Remarks items not completed but to be included in appraised value**

612 square feet with 120 square foot finished loft

*City sewer and City water

*Paved driveway and marked parking

*Underground utilities

Custom exterior trim package with Azek and Greek returns/ flower boxes

12/12 cottage style roof pitch with bumpout / vinyl shakes

"A" dormer over entry door / Certainteed Mainstreet vinyl clapboards/shakes

Architectural 30 year asphalt roof shingles / snow and ice shield/GAF fabric

1"X4" picture framed, oversized Harvey VNC Classic DH low E windows /tilt-in

Deluxe Harvey 6' glass slider with one mile of rural valley views

6' x 12' patio with stone pavers

Exterior basement entry "doghouse" with Fiberglass 9 lite outswing door

20' X 30'- 8" poured concrete full basement with 2 windows and lighting

Poured 4 "concrete floor/ VERY DRY BASEMENT/ radon piping

Full perimeter and interior drainage with sump pit (never used)

Thermo TruFiberglass Smooth Star entry door with 9 lites

*2 frost proof sillcocks

Deluxe exterior lighting package with floodlight

INTERIOR FEATURES:

Deluxe insulation package

R-30 floor insulation/R-21 sidewalls/ R-49 ceiling insulation/foam windows

2"x12" Roof rafters / 16" on center

Cathedral ceilings with ceiling fan/ 12' high

Deluxe interior door and trim package/ Cheyenne Masonite doors

Beadboard king size headboard in master bedroom

Pocket doors

*3 Zone Daikin Multi Inverter heat pump/ heating with AC

*High efficiency propane on-demand hot water heater

Luxury Vinyl plank flooring with cushion step throughout/ waterproof/
commercial grade scratch resistant

MASTER BEDROOM:

Oversize Master Bedroom with valley views

6' oversized closet with light

Deluxe closet shelving package

Ceiling fan

Wall sconces and Pocket door

Mini split wall heater/ AC with thermostat

King size bed with beadboard headboard

SECOND BEDROOM

Queen bed or 5', pull out, sleeper sofa

5' oversized closet with light

Deluxe closet shelving package

Ceiling fan

Mini split wall heater/AC with thermostat

Pocket door

Easy access 100 amp electrical panel

Large ingress/egress window

LIVING ROOM /DINING AREA

Cathedral ceiling/ 12' high

Oversized deluxe mini split wall heater/AC with thermostat

Recessed LED light

6' slider with 1 mile valley meadow views

9 light insulated entry door

Dining area with seating for 6 people

Coat closet/ pantry

BATH

Deluxe Aker 4' shower with grab bars and seat

Large window

Fan light with deluxe heater

3 Linen cupboards

Shelving/ medicine chest and mirror

Pedestal sink

Full size deluxe Washer Dryer

KITCHEN (Horseshoe) 7' X 10'

Separate deluxe kitchen with 15' of granite countertop

Full size 24" dishwasher

Full size 30" gas range with convection oven

Full size 36" 25.5 cu.ft. refrigerator with icemaker

Full size 30" microwave

4 LED recessed lights

Cabinet with LED underlighting

Kitchen pendant sink light

Double bowl sink with Insinkerator and deluxe faucet

Slide out trash receptacle

Technology center work station with stool

Large window

LOFT

10'X12' full height storage loft

Window with ceiling light

Carpeted

Deluxe "Quiet Glide" Pine Library Ladder (slide-out) with hand rails

PRIME LOCATION:

2 acres surrounded by hundreds of acres of fields and lawn

1 minute to Dune grass Golf Club and fine dining in Clubhouse

3 minutes to Old Orchard Beach shops, amusement park, sand beach

7 minutes to Pine Point beach / 7 miles of Saco bay beaches

1 minute to Scarborough

5 minutes to Saco

20 minutes to Portland, Jetport, Maine Mall

5 minute walk to Aquaboggin Water Park

5 minute walk to large fitness club facility / Evolution Athletix

2 minute drive to movie theater