

## Single Family CLIENT SYNOPSIS



**MLS#:** 1029261      **Status:** Current  
 7 Country Drive, Old Orchard Beach, ME 04064

**Kickout:** No

**List Price:** \$ 284,900

**Original Price:** \$ 279,900

**List Date:** 09/12/11

**Neigh'd/Assoc:** Country Meadows

**Assoc. Fee /Mo:**

**Directions:** Saco/OOB Exit to Saco Avenue to first L on Smithwheel and R onto Country Drive. Second house on right.

### General/Land Information

**Style:** Cape

**#Rooms:** 9

**#Bedrooms:** 4

**#Baths:** F = 2 1/2 = 1

**Year Built /-:** 2011

SqFt Fin. Above Grade+/-: 2548

SqFt Fin. Below Grade+/-: 936

SqFt Fin. Total+/-: 3484

Source of Square Footage: Seller

**Color:** Beige

**Lot Size (Acr) /-:** 0.270

**Road Frontage /-:**

**Surveyed:** Unknown

**Source of Acreage:** PUBREC

**Seasonal:** No

**Zone:** RES

**Water Body:**

**WtrFrnt:** No

**Amt Wtr Frntge /-:**

**WF Shared /-:**

**WF Owned /-:**

### Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	OT	OT2
<b>Level:</b>	1	1	1	1	2	2	2	2		

**Size:**

**Cathedral Ceil:** No    **Skylight:** No    **Wood Fireplace:** 0    **Gas Fireplace:** 0    **Heat Stove No**    **Heat Stove HU:** No

**Appliances:** Dishwasher, Disposal, Microwave, Range-Electric, Refrigerator

### Remarks

UNDER CONSTRUCTION - 4 BD, 2.5 BA 2 story dormered Cape with open concept kitchen & LR/DR, breakfast area, deck, farmer's porch, 2 car garage and full basement.

### Property Features - NOTE: Check Detail Reports for complete list of features.

**Site:** Level, Open, Wooded

**Driveway:** Concrete, Paved

**Parking:** 1-4 Spaces, On Site, Paved

**Location:** Intown, Near Country Club, Near Shopping, Neighborhood, Subdivision

**View:** WOODS

**Restrictions:** Other Restrictions

**Recreational Water:** Nearby, Public

**Roads:** Paved, Private, Association

**Transportation:** Major Road Access, Public Transport Access

**Electric:** Circuit Breakers, Underground

**Gas:** Bottled, Underground

**Sewer:** Public

**Water:** Public

**Construction:** Wood Frame

**Basement Info:** Full, Bulkhead, Unfinished

**Foundation Mtrls:** Poured Concrete

**Exterior:** Vinyl Siding, Clapboard

**Roof:** Composition, Fiberglass, Pitched, Shingle

**Heat System:** Forced, Baseboard, Hot Water

**Heat Fuel:** Gas-Bottled, Propane

**Water Heater:** Electric

**Cooling:** No Cooling

**Floors:** Vinyl, Carpet, Wood, Tile

**Vehicle Storage:** 2 Cars, Attached, Auto Door Opener, Direct Entry to Living, Gara

**Amenities:** Bath tub, Attic, Deck, Laundry-Hookup, Master Bedroom w/Bath, Porch

**Accessibility Amenities:**

**Equipment:** Cable, Internet Access Available

### Tax/Deed/Community Information

**Book/Page/Partial:** 13264/279/All

**Map/Block/Lot:** 107/3/6-24

**Tax Amount/Yr:** \$ 0 / (2011)

**School:**

### Off Market Information

### Information Provided by: Danielle Lape 003995 DL



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**Agent Phone:** 207-934-7622 Ext:14

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**Virtual Tour:**

**LAgini:** DL

**List Office:** King Real Estate

**Office:** 207-934-7622

**Agent Cell:** 207-730-2476

Internal Rmks/  
Contingency:

Taxes & association fee to be determined. Trash responsibility of owner.

**SAF/BAF/TBF:** / 2.50% / 2.50%



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## Single Family CLIENT SYNOPSIS



**MLS#:** 1004767      **Status:** Current      **Kickout:** No  
 155 Woodlawn Avenue, Portland, ME 04103  
**List Price:** \$ 119,900  
**Original Price:** \$ 184,900  
**List Date:** 03/07/11  
**Assoc. Fee /Mo:**  
**Neigh'd/Assoc:** Hawthorne Heights Ext  
**Directions:** Forest Ave north to Allen Ave first right on to Woodlawn

### General/Land Information

**Style:** Bungalow, New Englander  
**#Rooms:** 5      **#Bedrooms:** 2      **#Baths:** F = 2 1/2 = 0  
**Year Built /-:** 1940  
 SqFt Fin. Above Grade+/-: 1239      SqFt Fin. Below Grade+/-: 0      SqFt Fin. Total+/-: 1239  
 Source of Square Footage: Public Record  
**Color:** Blue      **Lot Size (Acr) /-:** 0.165      **Road Frontage /-:** 91  
**Surveyed:** No      **Source of Acreage:** PUBREC  
**Seasonal:** No      **Zone:** R-5  
**Water Body:**  
**WtrFrnt:** No      **Amt Wtr Frntg /-:**      **WF Shared /-:**      **WF Owned /-:**

### Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	OT	OT2
<b>Level:</b>	1		1	2	1	2				

**Size:**  
**Cathedral Ceil:** No      **Skylight:** No      **Wood Fireplace:** 0      **Gas Fireplace:** 0      **Heat Stove No**      **Heat Stove HU:** No  
**Appliances:**

### Remarks

Double Lot, True Fixer Upper, Newer FHW boiler and first floor replacement windows, newer roof, separate second floor deck access. two outbuildings, enclosed side porch

### Property Features - NOTE: Check Detail Reports for complete list of features.

<b>Site:</b> Level <b>Driveway:</b> Paved <b>Parking:</b> 1-4 Spaces <b>Location:</b> Neighborhood, Suburban <b>View:</b> <b>Restrictions:</b> <b>Recreational Water:</b> <b>Roads:</b> Public <b>Transportation:</b> Major Road Access, Public Transport Access <b>Electric:</b> Circuit Breakers <b>Gas:</b> Unknown <b>Sewer:</b> Public <b>Water:</b> Public <b>Construction:</b> Wood Frame	<b>Basement Info:</b> Full, Walk-Out <b>Foundation Mtrls:</b> Poured Concrete <b>Exterior:</b> Clapboard <b>Roof:</b> Composition <b>Heat System:</b> Baseboard <b>Heat Fuel:</b> Oil <b>Water Heater:</b> Off Heating System <b>Cooling:</b> No Cooling <b>Floors:</b> Carpet, Vinyl, Wood <b>Vehicle Storage:</b> No Vehicle Storage <b>Amenities:</b> Deck, Porch, Shed, Out Building <b>Accessibility Amenities:</b> <b>Equipment:</b>
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### Tax/Deed/Community Information

**Book/Page/Partial:** 13077/112/All      **Map/Block/Lot:** 151/B18-19      **Tax Amount/Yr:** \$ 2,641 / (2011)  
**School:**

### Off Market Information

### Information Provided by: Danielle Lape 003995 DL



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**Agent Cell:** 207-730-2476

**LAgin:**      **List Office:** King Real Estate

Internal Rmks/  
Contingency:

Property being sold in AS IS Condition. Subject to Bank Approval

**SAF/BAF/TBF:** / 3.00% /



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