

Single Family CLIENT SYNOPSIS



MLS#: 947406 **Status:** Current
 15 Wards Cove Road, Standish, ME 04084

Kickout: No

List Price: \$ 649,000

Original Price: \$ 725,000

List Date: 08/25/09

Neigh'd/Assoc:

Assoc. Fee /Mo:

Directions: Rte 114 to a right on Wards Cove Road to #15

General/Land Information

Style: Contemporary, Cottage

#Rooms: 6

#Bedrooms: 3

#Baths: F = 2 1/2 = 1

Year Built /-: 2007

SqFt Fin. Above Grade+/-: 1100

SqFt Fin. Below Grade+/-: 1100

SqFt Fin. Total+/-: 2200

Source of Square Footage: Seller

Color: Natural cedar

Lot Size (Acr) /-: 0.160

Road Frontage /-: 50

Source of Acreage: SURVEY

Surveyed: Yes

Seasonal: No

Zone: Shoreland

Water Body: Big Sebago Lake, Lake

WtrFrnt: Yes

Amt Wtr Frntge /-: 61

WF Shared /-: 224

WF Owned /-: 61

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	OT	OT2
Level:	1		1	B	1	B	B			

Size:

Cathedral Ceil: Yes **Skylight:** No **Wood Fireplace:** 1 **Gas Fireplace:** **Heat Stove No** **Heat Stove HU:** No

Appliances: Dishwasher, Dryer, Microwave, Range-Electric, Refrigerator, Washer

Remarks

One of a kind Sebago Lake property! Attention to detail throughout on this newly constructed lake front home. Beautiful sandy beach with big lake views. Amenities include fieldstone f/p, custom tile showers, wood ceilings, extensive landscaping & stonewrk

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

Site: Well Landscaped

Driveway: Other Driveway, Concrete

Parking: 1-4 Spaces, On Site

Location: Neighborhood

View: SCENIC

Restrictions:

Recreational Water: Deeded, Water View, Dock, Boat Mooring

Roads: Paved, Public

Transportation:

Electric: Circuit Breakers

Gas: No Gas

Sewer: Private, Septic Existing On Site

Water: Private, Well Existing On Site

Construction: Wood Frame

Basement Info: Daylight, Finished, Full, Walk-Out

Foundation Mtrls: Poured Concrete

Exterior: Shingle

Roof: Shingle

Heat System: Direct Vent Furnace, Hot Water, Multi-Zones, Radiant

Heat Fuel: Oil

Water Heater: Off Heating System, Separate Booster

Cooling: No Cooling

Floors: Tile, Wood

Vehicle Storage: No Vehicle Storage

Amenities: 1ST Floor Bedroom, Security System

Accessibility Amenities:

Equipment: Cable, Other Equipment

Tax/Deed/Community Information

Book/Page/Partial: 22939/307/

Map/Block/Lot: 50/27

Tax Amount/Yr: \$ 6,147 / (2009)

School:

Off Market Information

Information Provided by: Danielle Lape 003995 DL



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Virtual Tour:

LAgni:

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Internal Rmks/

Contingency:

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



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