

Single Family PUBLIC SYNOPSIS



MLS#: 993265 **Status:** Current Kickout: No
 75 Basin Rd, Windham, ME 04062
List Price: \$ 499,000
Neigh'd/Assoc: **Assoc. Fee /Mo:**
Directions: Route 35 to right on Basin Rd to #75 directly on the beach

General/Land Information

Style: Cottage
#Rooms: 8 **#Bedrooms:** 2 **#Baths:** F = 1 3/4 = 3 1/2 = 0
Year Built /-: 2010
 SqFt Fin. Above Grade+/-: 1500 SqFt Fin. Below Grade+/-: 750 SqFt Fin. Total+/-: 2250
 Source of Square Footage: Seller
Color: Cream **Lot Size (Acr) /-:** 0.120 **Road Frontage /-:**
Surveyed: Yes **Source of Acreage:** PUBREC **Zone:** Residential
Water Body: Sebago Lake, Lake
WtrFrnt: No **Amt Wtr Frntge /-:** **WF Shared /-:** 200 **WF Owned /-:**

Interior Information

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

Size:
Cathedral Ceil: No **Skylight:** No **Wood Fireplace:** 0 **Gas Fireplace:** 1 **Heat Stove No** **Heat Stove HU:** No
Appliances: Dishwasher, Dryer, Microwave, Range-Gas, Refrigerator, Washer

Remarks

No expense spared! New cnstrctn directly on the beach facing west across the Sebago Basin. Custom kit & wdwrk throughout, with granite, wide maple flrs, direct walkout to beach. Entire second floor is mstr suite with beach side covered porch. A must see!!

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

<p>Site: Well Landscaped Driveway: Paved Parking: 1-4 Spaces, On Site, Paved Location: Neighborhood, Near Shopping View: WATER Restrictions: Recreational Water: Beach Rights, Common, Lake/Fresh Water Roads: Paved, Association, Private Transportation: Electric: On Site Gas: Bottled Sewer: Private Water: Private Construction: Wood Frame</p>	<p>Basement Info: Full, Daylight, Finished, Walk-Out Foundation Mtrls: Poured Concrete Exterior: Vinyl Siding, Shingle Roof: Shingle Heat System: Baseboard, Direct Vent Furnace, Hot Water, Multi-Zones, Radiant Heat Fuel: Gas-Bottled Water Heater: Off Heating System Cooling: A/C Units Floors: Tile, Wood, Carpet Vehicle Storage: Off Street Parking Amenities: 1ST Floor Bedroom, Deck, Furniture Included, Master Bedroom w/Bath, O Accessibility Amenities: Equipment:</p>
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Tax/Deed/Community Information

Book/Page/Partial: 22955/246/ **Map/Block/Lot:** 72/34 **Tax Amount/Yr:** \$ 3,433 / (2010)
School:

Off Market Information

Information Provided by: Danielle Lape 003995 DL



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Printed: 10/18/10