

EXCEPTIONAL 55+ COMMUNITY CONDOMINIUMS

FOR SALE



The Village at Sider Hill

- Exceptional first class finishes throughout
- Ranch style convenient single story living
- Beautiful natural flora & fauna on 56 acre development site
- Impressive build out allowance included in sale price
- Central A/C & efficient propane gas heat
- Immaculate club house and weight room on premises
- Beautiful open concept living room with gas fireplace
- Near all area amenities including beach & golf course



Commercial & Residential Real Estate
Sales— Leasing—Development—Acquisition

Contact:
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Property Details

Property Name:	The Village at Cider Hill
Address:	Entrance on Cider Hill Drive—Old Orchard Beach, Maine
Acreage:	56+/- acres
Total No. of Units:	176 units
No. of bedrooms:	Two (2)
No. of Bathrooms:	Two (2)
Layout:	Entry foyer, master bedroom with bath, guest bedroom with bath, kitchen, laundry room, open concept dining & living room with gas fireplace, open kitchen, patio & 1.5 or 2 car garages. Sunrooms available as additional feature. Single family also available.
Build Out Allowance:	\$1,500 for appliances, \$7,500-8,500 for flooring, \$4,500 for kitchen & bathroom countertops & cabinets, & \$800 for lighting fixtures included. Each unit will also include dishwasher, disposal, electric range, microwave oven, electric water heater, central A/C, propane gas heater, bathroom fixtures, 8x10 deck or patio, carpet, vinyl flooring & hardwood floors throughout.
Amenities:	Paved streets with decorative pole lighting; beautiful landscaping & walking trails; clubhouse, library, weight room, & function room.
Utilities:	Public water & sewer
HVAC:	Efficient FHA propane gas heat and central A/C
Available Condos & Pricing:	25 MacIntosh—1,700 sf, 1.5 Car Gar, Sunroom, End.....\$252,900 27 MacIntosh—1,700 sf, 1.5 Car Gar, Sunroom, Middle ..\$249,900 29 MacIntosh—1,700 sf, 1.5 Car Gar, Sunroom, End.....\$252,900 26 MacIntosh—1,680 sf, Single Family, 2 Car Gar.....\$289,990
Condo Fee:	\$220/month (2010)—includes lawn maintenance (excluding watering), plowing, trash, & water (sewer part of real estate tax bill).

Elegant Single Story Living in Southern Maine

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