

RESIDENTIAL LOTS IN OLD ORCHARD BEACH'S NEWEST SUBDIVISION

FOR SALE



- Exceptional lots in highly desirable beach area
- Fully approved twenty-seven (27) lot subdivision
- Close to all area amenities & easy access to beach
- Granite curbing throughout subdivision

- Underground utilities (public water & sewer)
- Close to all commuter routes including I-295 and I-95
- Beautiful flora and fauna surrounds the property
- Paved private roadway with decorative pole lighting



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

Contact:
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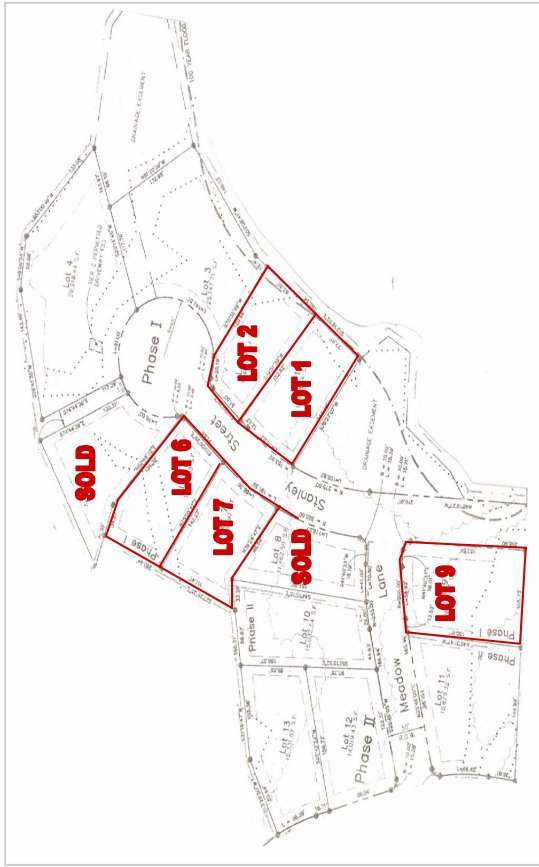
Aerial Photograph



Property Details

Property Name:	Country Meadows—Old Orchard Beach, Maine
Acreage:	29.50+/- acres—Twenty-seven (27) lot Subdivision
No. of Lots Available:	<p>Twenty-Seven (27) - Land only or with construction package</p> <p>Current available lots on Stanley Drive & Meadow Lane as follows:</p> <p>Lot 1: \$ 109,900 2 Stanley Drive .29+/- acres (Abuts Pond)</p> <p>Lot 2: \$ 97,900 4 Stanley Drive .26+/- acres</p> <p>Lot 6: \$ 74,900 5 Stanley Drive .30+/- acres</p> <p>Lot 7: \$ 74,900 3 Stanley Drive .27+/- acres</p> <p>Lot 9: \$ 99,900 1 Meadow Lane .38+/- acres (Corner Lot)</p>
Sale Price for Lots:	Sale prices start at \$94,900—See listing broker for more details
Construction Packages Available:	Construction packages start at \$239,900 including price of lot. Several plans to choose from. See broker for other plans available from Contemporary to Colonial—all custom built. Upgrades available including fireplace, hardwood, jetted tub, etc.
Currently Available or To Be Built Homes:	<p>1 Meadow Lane: TO BE CONSTRUCTED 1,800+/- sf 2 BD, 2 BA with 2 car garage—still time to pick colors for \$259,000</p> <p>3 Meadow Lane: AVAILABLE NOW 1,800+/- sf 3 BD, 1.5 BA with 2 car garage, Cherry kitchen, hardwood, basement for \$239,900</p>
Typical Build Out Allowance	\$1,500 for appliances, \$800 for lighting fixtures, \$3,000 for kitchen & bathroom cabinets & countertops & \$5,000 for flooring included. Home package of \$239,900 quoted above is for basic build out which does not include hardwood, appliances, fireplace, etc. Upgrades available as stated above. See listing broker for more details on what options are available and pricing.
Amenities:	Paved streets with decorative pole lighting; beautiful landscaping & walking trails; & convenient location near beach and pier.
Utilities:	Public water & sewer—Propane fired gas heat to homes
Zoning:	R4 (Residential)
Roof:	Shingle
Exterior:	Wood frame

Site Plan



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