

**Stunning 1 Bedroom, 1.5 Bathroom Newly Remodeled
Condominium with Breathtaking Ocean Views**



5 Sunset Drive, Unit 7, Old Orchard Beach, Maine

Property Highlights

- Beautifully remodeled 1 bedroom, 1.5 bath executive condominium
- Gorgeous ocean views from many huge windows in kitchen/living room and deck overlooking park
- Off street parking—2 designated
- Back yard area with in common hot tub perfect for grill & entertaining
- Just minutes from beach, Amtrak, shopping and all area amenities
- Efficient propane gas heat
- Crown molding, hardwood floors, new designer kitchen, gorgeous hardwood floors and convenient 1/2 bath
- Low condo fees and taxes

For more information,
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5 Sunset Drive—known as Sunset Terrace—is located just off Saco Avenue and just minutes from the beach and pier in Old Orchard Beach, Maine. Unit 7 is currently available for sale offering 1 spacious bedroom with stackable washer and dryer, one full & one 1/2 bathroom, entry foyer highlighted by beautiful new hardwood floors, arched walkways, crown molding, chair railing, beautiful open concept living and furnishings are negotiable. Large living room/eat-in kitchen area with unsurpassed views of the ocean & pier from deck overlooking public park. This is a top quality condominium in the area's best location and near all area amenities with convenient off street parking—2 designated spaces—and in common hot tub & large deck perfect of outdoor entertaining and grilling. This one will not last at such a great price!

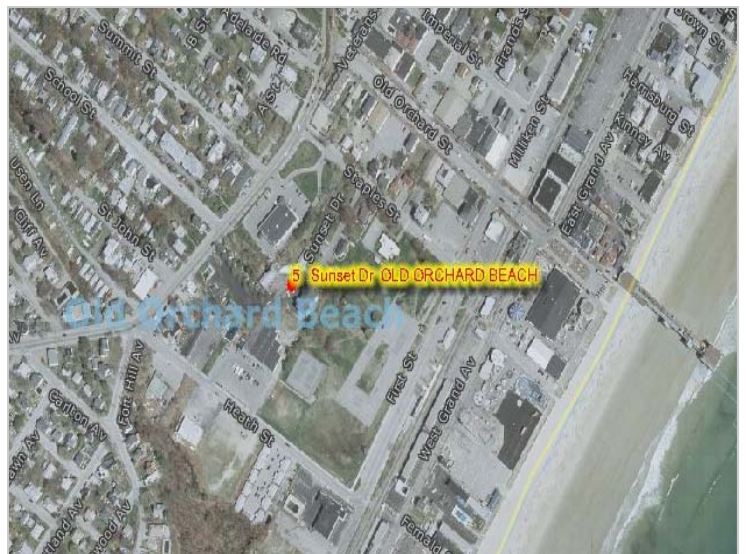
Property Details

Property Address:	5 Sunset Drive, Unit 7 Old Orchard Beach, Maine
Owner:	Stephanie Tousignant
Map/Lot:	Map 206, Lot 27-5-7
Book/Page:	Book 15099, Page 92
Acreage:	.40+/- acres
No of Units:	Twelve (12)
Utilities:	Public water & sewer
Location:	Saco Avenue to Staples Street to Sunset Drive
Assessed Values:	Building: \$ 125,500 Land: 6,100 TOTAL: \$ 131,600
2011 Taxes:	\$ 1,763.44 (Mil Rate is \$13.40 per \$1,000)
No. of Stories:	Three (3) - Unit 7 is on second floor
Flooring:	Hardwood floors in living room, tile in kitchen & bathrooms, and carpet in bedroom.
Exterior:	Vinyl Sided
Roof:	Asphalt
Age:	Constructed in 1987—Extensively renovated
Condo Fees:	\$ 63/month—payable to Sunset Terrace Condominium Association
Living Area:	Approximately 725 sf
Appliances:	Gas range/oven, microwave, refrigerator, dishwasher, disposal, washer & dryer
Amenities:	Hardwood floors, gorgeous ocean views, Furnishings negotiable, convenient 1/2 bath, beautiful designer kitchen, efficient gas heat, low real estate taxes & condo fees, minutes from beach, off street parking, on site in common hot tub & grills, & amenities
Sale Price:	Priced to Sell at \$ 184,900—INCREDIBLE!

Property Photographs



Aerial Photograph



Property Disclosure and Condominium Association Documents available upon request. See Listing Broker.