LandVest

PROPERTY ADDENDUM

EASTERN POINT ON PROUTS NECK
Scarborough, ME

Shingle style cottage built in 1990
3561± SF of living space w/additional 842± SF of living area in the finished basement
5 Bedrooms, 4 Baths
1.57± acre lot (Proposed lot line adjustment)
288'± of unobstructed oceanfront (per survey with proposed lot line adjustment)

UTILITIES & SYSTEMS:

- Heat: Forced hot air / oil
- Hot Water: Separate oil-fired w/ booster
- 1 woodburning fireplace
- Water: Public
- Septic: Public

AMENITIES:

- 288'± of Oceanfront on the Bold Atlantic Ocean
- Classic Maine Cottage completed in 1990
- Panoramic ocean views
- Stunning sunrises
- Sun-drenched home w/ large decks and incredible views
- Detached 2 car garage also has guest quarters and a sleeping porch.
- Private setting
- Extensive stone walls, walkways and landscaping
- Security System

LEGAL FROM CUMBERLAND COUNTY REGISTRY OF DEEDS:

- Deed: Book 22677 Page 46

Selling "part of" current deed – New deed to be drafted if lot is subdivided

PROPERTY INFORMATION FROM THE TOWN OF SCARBOROUGH:

- Tax Map: U019, Lot 014
- Acreage: 1.68 ± acres – Existing Lot acreage
- Taxes: $62,754.26 (2022-2023) * based on the existing lot, not the proposed lot

SURVEY:

- Completed March 31, 2023 by Owen Haskell Inc. Proposed lot line adjustment
- Proposed lot line change creates a 1.57 acre house lot with 288'± of oceanfrontage

OTHER:

- An additional lot with guest cottage may be available (ask broker for details). The cottage lot has a separate tax bill - Map U019 Lot 014B and is .47± acres currently. The proposed Cottage Lot will be .58± acres with 100"± of oceanfrontage.

EXCLUSIONS:

- Sconces in the front hall
- Powder room chandelier
- All draperies

ASSOCIATION:

- Prouts Neck Association

All measurements are approximate.

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EXCLUSIVELY LISTED WITH LANDVEST

$7,500,000

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