LandVest

PROPERTY ADDENDUM

SALTWATER FARM ON THE HARRASEEKET RIVER
FREEPORT, MAINE

MAIN HOUSE

Farmhouse Built in 1985 - 3,872± square feet of living space
4 bedrooms, 2 full & 2 half baths
Stunning patio with oversized stone
Beautifully landscaped grounds and water views
2-car garage
Hardwood cherry floors and throughout
Custom woodworking and craftsmanship
Custom lighting
Post and beam barn built in 2015 complete with 1232± sf of living space on second story with kitchenette and a full bath

FIRST FLOOR

Formal Entryway
Door to 2-car garage
Door to mudroom

Mudroom
3 closets
Built-in bench
Built-in window seat

Laundry Room/Half Bath
Electrolux washer and dryer
Custom cherry cabinetry
Soapstone counters with basin
Cast iron baseboard

Office
Built-in bookcases and drawers
Tigchelkachels stove made in the Netherlands, only a couple in the country
Door to front walkway
Door to basement
Stairs going to second level

Kitchen
Open concept living
Eat-in with breakfast nook
Island with stainless steel countertop/sink and storage
Marble countertops
Sub-zero refrigerator
AGA stove
ASKA dishwasher
Custom cherry cabinetry
Beautiful water views

Sitting Room Off Kitchen
Built-in cabinetry
Door to front porch

Living Room
Wainscoting
Hardwood floors
Double doors opening to eat-in sunroom

Sunroom
Surrounding glass windows
Door leading to outside patio
Shiplap walls

All measurements are approximate.

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2017. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the broker/salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Listing #ME2412

EXCLUSIVELY LISTED WITH LANDVEST

OFFERED FOR $2,650,000

Karen N. Reiche | kreiche@landvest.com | 207-776-8352
36 Danforth Street, Portland, Maine 04101 | Tel: 207-774-8518 | Fax: 207-774-5845
www.landvest.com

LandVest

PROPERTY ADDENDUM

SALTWATER FARM ON THE HARRASEEKET RIVER
FREEPORT, MAINE

Front Hallway
Stairs to second floor
Door leading to backyard stone patio with stunning views
Wainscoting

SECOND FLOOR

Second Floor Hallway
Leads to primary suite
Window seat
Built-in bookcases
Closet

Primary Bedroom Suite

Bedroom
Wainscoting
Large windows overlooking grounds with water views
2 closets with built-in shelving

Closet
Oversized walk-in
Built-in shelving
Cedar walls
Window

Bathroom
Remodeled in 2015
Closet
Deep soaking tub
Marble tile flooring
Double vanity with raised sinks
Open concept shelving below sinks
2 discrete medicine cabinets with mirrors
Tucked away toilet area
Oversized shower with detailed tiling
Skylight near shower

Bedroom
Closet with built-in shelving
Stunning views of water and grounds
Attic access
Built-in reading nook

Full Bath
Shower/tub combination
Tile flooring
Custom built vanity
Linen closet

Bedroom
Built-in drawers
Built-in cabinets with soapstone tops

Half Bath
Soapstone countertop
Skylight
Ceramic sink

Bedroom
Private stairway
Oversized room with craftsmanship throughout
Closet
Sunlight
Built-in drawers
Birch woodworking

All measurements are approximate.

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2017. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the broker/salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Listing #ME2412

EXCLUSIVELY LISTED WITH LANDVEST

OFFERED FOR $2,650,000

Karen N. Reiche | kreiche@landvest.com | 207-776-8352
36 Danforth Street, Portland, Maine 04101 | Tel: 207-774-8518 | Fax: 207-774-5845
www.landvest.com

LandVest

PROPERTY ADDENDUM

SALTWATER FARM ON THE HARRASEEKET RIVER
FREEPORT, MAINE

Stairway/Hallway
Built-in soapstone desk in hallway

OUTBUILDINGS

POST & BEAM BARN

Built in 2015
Stunning walkway with oversized stonework leading to entrance
Marvin windows
Propane heating/Nest
Granite foundation

FIRST FLOOR

Double doors leading to outside
Car storage with engineered floors

SECOND FLOOR

Workshop - Living space ideal for seasonal bedroom/office/ workout rooms
Nanawall - folding glass door opening to balcony overlooking the grounds and water
Kitchenette including sink, small refrigerator, granite sink
Bath including shower and toilet

LOWER LEVEL
Equipment and hay storage with door to the outside
Frame in the middle of the room is temporary for hay storage, can be unscrewed

CHICKEN COOP
In disrepair, to be sold "As Is".
Provides for a grandfathered footprint and could be rebuilt

UTILITIES/SYSTEMS
Heat: FHW/oil, propane in barn – Nests in both
Hot Water: off heating system
Electric: 200 amps
Water: Drilled well
Wastewater: Private septic 4 bedroom – plan available

COVENANTS/RESTRICTIONS/EASEMENTS/RIGHTS OF WAY/AGREEMENTS
See Deed, and Seller's Property Disclosure
Land controlled by Freeport Conservation Trust – no subdividing, no building

LEGAL FROM THE CUMBERLAND COUNTY REGISTRY OF DEEDS
Book 34314, Page 327

INFORMATION FROM THE TOWN OF FREEPORT
Tax Map: Map 20, Lot 85D
Lot size: 9.7 acres
Waterfront amount: 1,400± feet
Taxes: $21,930.09 (20

All measurements are approximate.

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2017. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the broker/salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Listing #ME2412

EXCLUSIVELY LISTED WITH LANDVEST

OFFERED FOR $2,650,000

Karen N. Reiche | kreiche@landvest.com | 207-776-8352
36 Danforth Street, Portland, Maine 04101 | Tel: 207-774-8518 | Fax: 207-774-5845
www.landvest.com

LandVest

PROPERTY ADDENDUM

SALTWATER FARM ON THE HARAKEKE RIVER
Falmouth, ME

ADDITIONAL BUILDABLE LOT
(Not in Conservation)

Buildable lot – 2.64± acres
477'± of Harraseeket River frontage with dock in place

LEGAL FROM THE CUMBERLAND COUNTY REGISTRY OF DEEDS
Deed: Book 34541, Page 264

INFORMATION FROM THE TOWN OF FREEPORT
Town of Freeport: Tax Map 20 Lot 86-1
Taxes: $5,225.22 (2023)

Survey:
On file

All measurements are approximate.

The statements and figures presented herein, while not guaranteed, were secured from sources we believe reliable. Description, images and design; © Copyright LandVest, Inc., 2017. All brokers/salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the broker/salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Listing #ME2412

EXCLUSIVELY LISTED WITH LANDVEST

OFFERED FOR $2,650,000

Karen N. Reiche | kreiche@landvest.com | 207-776-8352
36 Danforth Street, Portland, Maine 04101 | Tel: 207-774-8518 | Fax: 207-774-5845
www.landvest.com