LandVest

PROPERTY ADDENDUM
534 BLACK POINT ROAD
PROUTS NECK

Built in 2016
Custom designed single-family home built by Wright-Ryan
7,762± SF of living space
6 Bedrooms (all en-suite) - 7 Baths
Attached heated 2 car garage
.93 ± acre lot

UTILITIES & SYSTEMS:

- Public Water
- Private Septic (Design on File)
- FHW/Propane
- Central A/C
- Security System
- Sprinkler system
- Whole house generator (16KW)
- Sound system and Wi-Fi

AMENITIES:

- Marble counters in the Kitchen w/Sub Zero and Wolfe appliances
- Propane gas fireplaces
- Custom wool rugs throughout halls and stairs
- Slate roof with copper fittings and flashing
- Private Yard and Stone Patio
- Perennial gardens, mature trees, stonework and landscaping
- Views of Pine Point, Ferry Beach and Mount Washington

ADDITIONAL INFORMATION:

- Large unfinished basement (Plumbed for a bathroom)
- Incredible architectural detail throughout (Zigler and Snead Architects)
- First floor laundry w/ soapstone counters and an Ice machine
- Sleeping porch has both screens and windows
- Teakwood on copper for the exterior decks
- Elevator that runs through all floors
- Chandelier can be lowered for cleanings

LEGAL FROM CUMBERLAND COUNTY REGISTRY OF DEEDS:

- Deed: Book 36680 Page 305

PROPERTY INFORMATION FROM THE TOWN OF SCARBOROUGH:

- Map U20 Lot 8-A
- Annual Taxes: $62,955.34

All measurements are approximate.

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EXCLUSIVELY LISTED WITH LANDVEST
$7,850,000

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