LandVest

PROPERTY ADDENDUM

31 Massacre Lane
Scarborough (Prouts Neck), ME

Contemporary Beach House
Originally built in 1958, updated and expanded over several years
4,954± SF of living space (per town)
6 Bedrooms, 5 Baths
0.46 ± acre lot
150'± of beachfront

UTILITIES & SYSTEMS:

- Public water
- Public sewer
- Electric baseboard/wall units
- Ductless heat pump system for AC and supplemental heat
- Woodstove added in 2018
- Whole house 30 KW generator | propane

AMENITIES:

- Stunning sunrises
- Panoramic ocean views
- Private boardwalk access to Scarborough Beach
- Covered porch perfect for outdoor dining/lounging
- Outdoor shower
- Fire pit

ADDITIONAL INFORMATION:

- Association – Prouts Neck Association

LEGAL FROM CUMBERLAND COUNTY REGISTRY OF DEEDS:

- Deed: Book 33794 Page 186
- Scarborough Sanitary District Easement: Book 6351 Page 93

PROPERTY INFORMATION FROM THE TOWN OF SCARBOROUGH:

- Map U17 Lot 14
- Annual Taxes: $32,074.08 (2024-25)

All measurements are approximate.

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EXCLUSIVELY LISTED WITH LANDVEST
$4,450,000

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