



portside
REAL ESTATE GROUP

MOVING TO **MAINE**

Welcome TO MAINE!

Each year individuals and families, young and old, relocate to Maine for the benefits of the state's safe towns and cities, good schools, welcoming communities, and exceptional recreational opportunities from the ocean to the mountains.

Communities throughout Southern Maine appeal to artistic, athletic, and economic dreams while providing you with the lifestyle you deserve and the opportunity to make a living.

Your new Maine home could be a spacious apartment in a revitalized mill, a restored Victorian house in a quiet seaside town, or the house of your dreams with a big yard for you children and pets to play in.

"Living in Southern Maine has allowed my boys to have the childhood I dreamed of for them, business opportunities I never thought possible, incredible friendships and weekend fun that feels like we are constantly on vacation!"

- Dava Davin, Owner of Portside, Mainer since 2008

Choose to live in a rural location and commute to a job in a commercial center, or settle down where you can walk or bicycle to work, and be closer to restaurants, performing arts opportunities and local attractions.

The laid back, coastal lifestyle encourages healthy and active living and is a draw for both those new and returning to Maine.





SOUTHERN MAINE

at a glance (the fun stuff)

So, what makes Maine so special?

Here are some fun facts to help you get to know Maine a bit more:

- ✓ America's Foodiest Small Town
- ✓ Top 10 Coziest Cities in America - Huffington Post 2019
- ✓ Bon Appetite's Foodiest City in America - 2018
- ✓ Highest Success rate for small businesses in the country!
- ✓ Top 10 best cities for families - based on quality of schools, affordable homes, low crime rates, jobs and parklands.
- ✓ Maine has over 5,000 miles of coast if you include all of the islands!
- ✓ Maine State Population: 1.36 million
- ✓ Maine is home to 155 active breweries, representing over 100 unique brands. Ranked #4 in the United States for most breweries per capita.



#1 COFFEE CITY IN THE US IN 2019

Check out the next few pages for our picks! You really can't go wrong.



542,629 ACRES OF STATE + NATIONAL PARKS

We name our favorite hiking spots, day trips and more - there's so much to explore!



MAINE HAS OVER 155 BREWERIES

We've got you covered here too, read on to see our recommendations!

FUN FACT:

Maine supplies nearly **90 percent** of the United States' lobster supply
AND
Maine supplies **more than 90%** of the United States' **blueberry supply!**

WHAT'S HOT

"Maine, where you move to make a life, not just a living!"

Portside's Picks for some of Maine's greatest:



LOBSTAH

Alisson's | Kennebunkport
 Eventide | Portland
 Luke's Lobster | Portland
 Mabel's | Kennebunkport
 Nunans | Cape Porpoise
 Ogunquit Lobster Pound | Ogunquit
 Billy's Chowder House | Wells
 Mike's Clam Shack | Wells
 Warren's Lobster House | Kittery
 The Boathouse | Kennebunkport
 Two Lights Lobster Shack | Cape Elizabeth
 Portland Lobster Company | Portland
 Bite into Maine | Scarborough + Food Trucks

BREWERY + TASTING ROOMS



Goodfire Brewing | Portland
 Rising Tide | Portland
 Root Wild Kombucha | Portland
 Maine Beer Company | Freeport
 Nonesuch River Brewing | Scarborough
 Batson River | Kennebunk+Wells+Biddeford+ Portland
 Funky Bow Brewery | Lyman
 Wild Bevy Distilling | Wells
 Banded Brewing Co. | Biddeford
 The Portsmouth Brewery | Portsmouth, NH
 Shipyard Brewery | Kennebunk
 Urban Farm Fermentory | Kittery + Portland

COFFEE + BAKERIES



Tandem Coffee Roasters | Portland
 Rose Foods | Portland
 Scratch Bakery | South Portland
 Morning's in Paris | Kennebunk + Wells
 Boulangerie | Kennebunk
 Elements | Biddeford
 KPort Bagel | Kennebunkport
 Brewed Awakenings | Wells
 The Greenery Cafe | Ogunquit
 The Holy Donut | Arundel +Portland+Scarborough
 Kaffee Vonsolin | Portsmouth, NH

WHAT'S HOT

"Maine, where you move to make a life, not just a living!"

RESTAURANTS



Scales | Portland
Pai Mien Miyake | Portland
Green Elephant (V) | Portland
Isykaya Minato | Portland
Federal Jacks | Kennebunk
Earth at Hidden Pond | Kennebunkport
Bundaloop | Arundel
Batson River | Kennebunk+Wells+Biddeford+ Portland
50 Local | Kennebunk
Elda | Biddeford
Magnus on the Water | Biddeford
Bitter End | Wells
The Lost Fire | Kennebunkport
The Arundel Wharf | Kennebunkport

BRUNCH SPOTS



Hot Suppa | Portland
The Sinful Kitchen | Portland
LB Kitchen | Portland
Union | Portland
Musette | Kennebunkport
Valerie's Scratch Kitchen | Biddeford
Mike's All Day Breakfast | Kennebunk + Arundel
Palace | Biddeford
Via Sophia | Kennebunk
For the Love of Food + Drink | Wells
Merriland Farm Cafe | Wells
Social House Kitchen | Saco





FALL + WINTER

EXPERIENCE MAINE YEAR ROUND

FALL + WINTER

APPLE ORCHARDS + PUMPKIN PATCHES

- Spillers Farm-Wells
- Giles Farm-Alfred
- Randall Orchards-Standish
- Orchard Ridge Farm-Gorham
- Sweet Sir-Cumberland
- Pumpkin Valley Farm-Dayton
- Snell Family Farm-Buxton

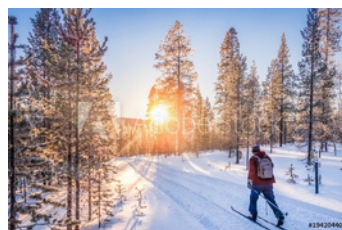
AGRICULTURAL+ CRAFT FAIRS/FESTIVALS

- Laudholm Nature Crafts Festival-2nd weekend in Sept-Wells
- Oxford County Fair-mid September-
- Common Ground Fair-3rd week of September-
- Cumberland County Fair-last week of September-Cumberland
- Fryeburg Fair-end of Sept/beginning of October-Fryeburg
- Blue Mountain Arts; Crafts Fair-2nd weekend in October-Newry
- Downeast Cider; Cheese Festival-mid November-Ellisworth
- Christmas in New England-Thanksgiving weekend-Augusta



DAY TRIPS

- North Conway NH-Kancamagus Highway
- Viles Arboretum-Augusta
- Acadia National Park-yes, even in the winter!
- Seacoast Adventure-Windham
- Pondicherry Park-Bridgeton
- Ultimate Dog Sledding-Oxford



HOLIDAY CELEBRATIONS

- Christmas Prelude-Kennebunkport
- Gardens Aglow-Coastal Maine Botanical Garden-Boothbay
- Festival of Lights-Rockland
- Mountain Holly Days-Rangeley
- An Old Fashioned Christmas-Bath
- York's Festival of Lights-York
- North Pole Express-Boothbay
- Christmas By The Sea-Camden and Ogunquit
- New Year By The Bay-Belfast

FALL + WINTER



INDOOR ACTIVITIES

- Garden Street Bowl-Kennebunk
- Happy Wheels Skate Center-Westbrook
- Urban Air Trampoline and Adventure Park-South Portland
- The Bounce Zone-Saco
- Salt Pump Indoor Rock Climbing-Scarborough
- Round1 Bowling & Arcade-South Portland
- Family Ice Center Ice Skating-Falmouth
- Playland Adventures-Brewer
- Color Me Mine - Portland
- The Playlot - Biddeford

SKIING + SNOWBOARDING

- Lost Valley-Auburn
- Saddleback-Rangeley
- Sugarloaf-Carrabassett Valley
- Sunday River-Newry
- Mt. Abram-Greenwood
- Pleasant Mountain-Bridgeton

SNOWSHOEING/ XC SKIING

- Kennebunkport Conservation Trust-Kennebunkport
- Eastern Trail-NH Border to South Portland
- Pineland Farms-New Gloucester
- Carriage Roads of Acadia-Mt. Desert
- Crescent Beach State Park-Cape Elizabeth
- Hidden Valley Nature Center-Jefferson
- Camden Hills State Park-Camden

MUSEUMS

- Maine Maritime Museum-Bath
- Seashore Trolley Museum-Kennebunkport
- Portland Museum of Art-Portland
- Maine Lighthouse Museum-Rockland
- Owls Head Transportation Museum-Owls Head
- Maine Cryptozoology Museum-Portland
- Childrens Museum & Theater-Portland
- Maine Discovery Museum-Bangor



SPRING + SUMMER

**EXPERIENCE MAINE
YEAR ROUND**

SPRING + SUMMER

GARDEN CENTERS

- Estabrooks-Kennebunk + Yarmouth
- Grays Farm-Wells
- Longfellows-Manchester
- Snell Family Farm-Buxton
- Skillins Greenhouses-Brunswick, Falmouth, Cumberland
- Coastal Landscaping and Garden Center-York
- Broadway Gardens-South Portland
- Pinkhams Plantation-Damriscotts
- Snug Harbor-Kennebunk
- JoAnn's Gardens-Wells

OUTDOOR MUSIC + CONCERT VENUES

- Bank of New Hampshire Pavilion-Gilford NH
- Waterfront Concerts- Thompsons Point-Portland
- Maine Savings Amphitheater-Bangor
- Harpswell Bandstand by the Sea-Harpswell
- The Seaside Pavilion-Old Orchard Beach
- Maine Savings Pavilion at Rock Row-Westbrook
- Prescott Park-Portsmouth NH
- Vinegar Hill-Arundel
- State Theatre - Portland
- LLBean Outdoor Concert Series



SPORTING EVENTS +TEAMS

- Portland Sea Dogs-Baseball-Portland
- Maine Mariners and Portland Pirates-Hockey-Portland
- Maine Celtics-Basketball-Portland
- Sanford Mainers-Baseball-Sanford
- Portland Hearts- Soccer
- Oxford Plains Speedway-Car Racing-Oxford

ARTS + THEATER

- Portland Museum of Art-Portland-FREE every Friday 4-8pm!
- First Friday Artwalk-Portland
- Farnsworth-Rockland
- Maine Art Hill-Kennebunk
- Maine Art Glass Studio-Lisbon Falls
- Ogunquit Playhouse-Ogunquit
- Bates College Museum of Art-Lewiston
- Maine Film Center-Waterville

SPRING + SUMMER

DAY TRIPS

- Acadia National Park-Bar Harbor
- Portland Head Light & Fort Williams Park-Cape Elizabeth
- Peaks Island-Casco Bay
- Pemaquid Point Lighthouse-Bristol
- Lake Winnepesaukee-NH
- DownEast Scenic Railroad-Hancock
- Laudholm Farm-Wells
- Giant Trolls at Coastal Maine Botanical Gardens-Boothbay
- Marginal Way-Ogunquit
- Hikes in Bridgton
- Maine Lobster Festival-1st weekend in August-Rockland
- Puffin Watching at Audubon Seabird Institute-Port Clyde + Cutler
- Sabbathday Lake Shaker Village-New Gloucester

WATER ACTIVITIES

- Casco Bay Cruise Lines-Portland
- New England Eco Adventures-Kennebunk and Casco Bay
- Schooner Ride-Camden
- Sebago Lake State Park-Casco
- Sea Plane Adventure-Naples
- Rugosa Lobster Tours-Kennebunkport
- Rent Kayaks-Anywhere!!
- Three Rivers Whitewater Rafting-West Forks

SHOPPING

- Local Shops-Kennebunkport
- Exchange and Commercial Streets-Portland
- Kittery, Freeport and North Conway NH Outlets
- Perkins Cove-Ogunquit
- Downtown Portsmouth NH
- LL Bean-Freeport
- Renys! A Maine Adventure-Various Locations



BUYING YOUR MAINE HOME STEP BY STEP

Now's the time to live the life you've always dreamed of; and we would love to help you make Maine your home.

Your new Maine home could be a spacious apartment in a revitalized mill, a restored Victorian house in a quiet seaside town, or the house of your dreams with a big yard for your children and pets to play in.

GET PRE-APPROVED.

Obtain pre approval from a LOCAL bank or mortgage company.

Local is key! While each bank or mortgage company may require different documentation, however, at a minimum you will want to gather:

- ✓ Pay stubs and tax returns/W2
- ✓ Recent financial statements
- ✓ Copies of monthly payments such as car or student loans, etc.

Ask your realtor for local lender recommendations.

HIRE THE RIGHT AGENT.

Your realtor should know the areas you're interested in inside and out. Inside knowledge is paramount in a competitive market and choosing a strong, local agent will give you the greatest chance of landing in the home of your dreams.

LET THE SEARCH BEGIN.

Determine your "must haves" and itemize out wants vs. needs! It can be best to do this in collaboration with your agent, to ensure your goals are in line with the reality of the market.

Consider neighborhood versus private setting with land, commute time, proximity to friends/family, and leisure activities. Are schools important to you? Speak with your agent to help determine areas that will best enhance your lifestyle!

CALL OUT: Curious about Maine Schools?

Visit publicschoolreview.com/maine to explore Maine Schools!

Your realtor is also happy to provide information regarding private schools, daycare and more. Just ask!

PURCHASING YOUR MAINE HOME

Your agent will walk you through the ins and outs of the buying process and educate you on ways to make your offer stand out. In the meantime, however, we wanted to share a few expectations that are specific to Maine transactions.

Expectations for the Buying Process

- ✓ Pre-approval or proof of funds are required at time of offer.
- ✓ An Earnest Money Deposit (EMD) is required at time of offer (1%-3% of purchase price)
- ✓ Due diligence time frame is 1-2 weeks and begins after an offer is ACCEPTED
- ✓ All days references in a Purchase and Sale are business days (not calendar)
- ✓ If financing an application must be submitted usually within 2-4 days
- ✓ Average time to close from offer acceptance is 20 to 45 days
- ✓ Maine is a 'non-attorney' state - meaning title companies conduct the closings and you are not required to hire a personal attorney
- ✓ It is typical for all parties (buyers and sellers) to be present at the closing table



THE PORTSIDE DIFFERENCE

Founded in 2012, Portside Real Estate Group is a locally and woman-owned, residential real estate agency with offices throughout Coastal Maine & New Hampshire. Our mission is to bring a more personalized approach to the home buying and selling process - and we're committed to the communities we serve.

Our agency and agents regularly donate a portion of our commissions to help make Maine a great place to live. "Portside Gives Back" is much more than a catchphrase, it's a social responsibility hallmark of our homegrown real estate group. Our founder and agents are dedicated to the place we call home.

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AGENCY IN
MAINE

\$ 904M

PORTSIDE
VOLUME

150+

AGENTS
COVERING 16
COUNTIES