

This Contemporary Colonial home has a reverse floor plan designed to take full advantage of the sweeping ocean views from Nubble Light southward. The main living area includes 3 bedrooms + an ice that could serve as a bedroom plus 2 full baths & a guest bath. The spacious, fireplaced living room has glass doors that open onto the raised, flagstone terrace overlooking a handsome kidney-shaped pool & the ocean just beyond. A large kitchen with eating area is adjacent to the formal dining room. The upper level consists of a huge media/rec room with incredible ocean views & 2 large attic spaces. The lower level, where you enter, has an entry hall, fireplaced den & large family room with half bath. There is an oversized three-car garage and a kidney-shaped pool. Great location in private, York Harbor, oceanfront setting.

Style	Colonial, reverse flr. plan	Fireplaces	2 (liv. rm. & den)
Age	1979	Floors	Wood, wall-to-wall, lino
Color	Cream	Attic	Finished
Exterior	Wood shingle	Garage	3-car oversized, attached
Land Area	1.276 acres (per survey)	Deck	Huge with flagstone surface
Living Area	4,167 sq. ft. (per town)	Basement	Full, finished
Total Rooms	10	Roof	Asphalt shingle
Bedrooms	4	Electric	Circuit breakers
Baths	Full – 2; Half – 2	Heat	Hot water baseboard

<u>ROOM DETAIL</u>	<u>Dimensions</u>	<u>Floors</u>	<u>Level</u>	<u>Hot Water</u>	<u>Fuel Type</u>
Kitchen	15'x9.5'+11.5x13'	Oak	2	Off furnace	Oil
Cabinets	Laminate			A/C	None
Refrigerator	Yes			Water	Public
Sink	Single stainless steel			Sewer	Public
Counters	Laminate			Driveway	Paved
Dishwasher	Yes			Taxes/Year	\$25,286.04
Range Type	Induction + Convection oven			Map & Lot	46 / 31-A
Microwave	Yes			Book & Page	16898 / 269
Dining Room	14.5'x12'	Oak	2	Zoning	Res 4
Living Room	19'x23'	Oak	2	Other Buildings	Garden shed, pool house
Family Room	21'x19'	Carpet	1	Road Assoc. Cost	N/A
Master Bedroom	14'x16'	Oak	2	Security System	N/A
2nd Bedroom	12'x12'	Oak	2	Generator	Yes – whole house
3rd Bedroom	12'x12'	Oak	2	Ocean Frontage	135 feet
4th Bedrm./Office	12'x15'	Oak	2		
Den	12'x20'	Carpet	1		
Media Room	17.5'x18.5'	Carpet	3		
Laundry Room	12'x5'	Vinyl	2		

Chattel: Induction stove top, convection oven, microwave, dishwasher, refrigerator, extra freezer, washer, dryer, generator & all pool equipment convey with property.

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