

PROPERTY ADDENDUM

**SEASCAPE
HARPSWELL, MAINE**

MAIN LEVEL

Covered Informal Entrance Porch (5'7" x 6')

Original Formal Entry Foyer (5'10" x 10'1"):

Hardwood floors
Exposed original stairs to second level
Access to dining and living rooms

Dining Room (11'4" x 11'9"):

Hardwood floors
Ocean views
Built-in storage
Access to covered porch through double glass doors

Living Room (14'2" x 21'7"):

Brick wood fireplace
Hardwood floors
Exposed beam/wood ceiling
Wall of windows facing east with expansive ocean views
French doors to covered porch
Built-in period window seat/bench seating

Informal Entrance/Mudroom (23' x 8'7" + 8'6" x 7'11"):

Built-in bookcases/storage cubbies
High cathedral ceilings with skylights
Double closet
Built-in coat hooks and storage shelves and cubbies
Access to garage
Access to first floor bedroom
Stairs to studio/loft on 2nd level, balcony overlooking entrance/mudrooms
Beadboard wainscoting
Brass sconces
Hardwood floors
Exposed stairs to lower floor
Access to kitchen
Studio loft off informal entrance (21'9" x 16'5")
Original hardwood floor
Expansive views to west
Skylights and vaulted ceilings
Artist's haven or ideal bunk room
Built-in cabinet storage along west wall
"Balcony feel" overlooking main foyer

Bedroom (14'11" x 11'3"):

Wall of windows with northerly views
Double closets/built-in storage shelves
Hardwood floors
Access to bathroom and laundry

Laundry (6'3" x 7'10"):

Maytag washer and dryer
Storage shelves
Tile floor
Access to kitchen, bedroom and bathroom

Bathroom (6'2" x 7'10"):

Tub/tiled shower
Linoleum tile floor
Ocean views to the east

Kitchen (9'7" x 6'3" + 6'3" x 9'7"):

Cathedral beadboard ceiling with 2 skylights
Wolf double oven and range with hood
Stainless grill and backsplash
Amana refrigerator
Wood storage cabinets
Glass-front cabinets, uppers with open shelving & wood cabinets below
KitchenAid dishwasher
Built-in bar with Marvel beverage refrigerator
Built-in desk/work area (8'1" long) with storage
Hardwood floor

Breakfast Area (8' x 16'10"):

Built-in window seat
Ocean views
Access to porch
Hardwood floor

Sitting Area (12'7" x 16'5"):

Off kitchen

Covered Original Formal Entrance Porch (8'8" x 3'10"):

Built-in period bench

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SECOND LEVEL

Bedroom (11'4" x 8'4"):

Original beadboard walls and ceiling

Interior Windows to Hallway

Wall of windows facing west

Painted wood floors with rug

Master Suite:

Bedroom (21'8" x 14'4"):

Brick fireplace

Wood storage

Wood floors

Views to south, southeast and southwest

Closet plus 4 built-in cabinets

Bathroom (5'10" x 6'5"):

Wood floor

Wood counter

Deep soaker tub with handheld shower and antique faucet and wood surround

Ocean views

Hallway (6'1" x 13'4" + 15'2" x 3'3"):

Stair landing

Linen closet

Hardwood floor

Period woodwork and trim

Full Bath (8'10" x 7'8"):

Tile floor

Shower

Ocean views

Built-in shelving storage

Wood counter

Bedroom (11'4" x 8'2"):

Northeast and westerly views

Beadboard walls

Hardwood floors

Single closet

Bedroom (6'9" x 10'3" + 4'8" x 8'4"):

Ocean views

Hardwood floors

Closet

LOWER LEVEL

Hallway (19'6" x 6'1"):

Radiant heat

Hardwood floors

Three sets of double closets with ample storage

Access to utility room/unfinished basement space

Downstairs Suite:

Bathroom (5' x 4'4" + 8'5" x 10'5"):

Oversize built-in cabinets

Built-in vanity and vanity area

Shower

Tile floor

Hallway (12'4" x 4'10"):

Double closets

Hardwood floors

Dressing Area (6'1" x 6'11"):

Built-in drawers

Walk-in closet

Hardwood floors

Bedroom (20'8" x 13'):

Daylight/walk out

French doors to private terrace surrounded by granite stone wall

Built-in bench seat

Ocean views

Light-filled

OTHER FEATURES

Garage (21'9" x 16'5"):

One-car garage

Built-in work bench

Covered Porch (41'1" x 16'11" + 17'10" x 12'6"):

Runs the length of the house

Ocean view

Overlooks pool with steps to yard

PROPERTY ADDENDUM**SEASCAPE
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UTILITIES/SYSTEMS:

Water: drilled well
Septic: private
Heat: hydro-air on 1st and 2nd level
Weil McLain boiler
Two oil tanks
Radiant heat lower level
Air handlers
Heated pool with electric pool cover
Onan Generator

**COVENANTS/RESTRICTIONS/
EASEMENTS:**

Of record, seed deed

**LEGAL FROM CUMBERLAND COUNTY
REGISTRY OF DEEDS:**

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**INFORMATION FROM TOWN OF
HARPSWELL**

Tax Map: Map 23, Lot 135
Acreage: 0.95± acres
Water frontage: 90± feet (per survey)
Taxes: \$7,801.92 (2018-2019)

Year built: 1910/2004
Square footage: 2989

All measurements are approximate.

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EXCLUSIVELY LISTED WITH LANDVEST**\$1,985,000**

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