

256 Bay View Street
Camden, Maine

PROPERTY ADDENDUM

MAIN LEVEL

Entry (5'x'8) with closets

Powder Room

Office (7'6"x15') with black walnut built-in bookshelves and cupboards, pocket door

Kitchen (12'x16') with Dacor cooktop, GR Profile refrigerator, Miele convection/conventional double wall oven, Corian countertops, island

Breakfast Area (9'x15')

Dining Room (12'x23') with All Nighter woodstove, closet, door to deck

Living Room (15'x27') with southern cedar paneling, window seats, fireplace with brick surround and hearth, wood box, built-in bookshelves, doors onto deck

LOFT AREA

Loft (13'x29'6") with built-in desk

Bedroom (11'x11') with built-in shelves and drawers, pine floor

Bath (6'6"x11') with tile shower, tub, tile floor

UPPER LEVEL

Hall (4'x9') with coat closet, side door to exterior

Bedroom (15'x16') with built-in bed, desk, drawers, and shelves, walk-in cedar closet, wall-to-wall carpet

Bath (8'x9') with tub and tile shower, tile floor

LOWER LEVEL

Master Bedroom (15'x19') with fireplace with brick surround and hearth, built-in

drawers and cupboards, walk-in cedar closet, wall-to-wall carpet, doors to deck

Bath (8'x15') with tile floor, shower, tub

Floors are cherry unless otherwise noted

BASEMENT AND UTILITIES

Laundry: GE washer, KitchenAid dryer

Electrical: 200 amps

Heat: In-floor radiant and hot water radiators. Oil-fired Buderus boiler

Water: Private well, Phase III hot water heater off boiler, Unitflex water treatment system

Central Vacuum: Electrolux

Sewer: Private septic

Security: Alarm system

GARAGE (20'x40')

Two floors, three bays

DECKS

Approximately 900 square feet

OTHER

Taxes: \$28,703.45 (2011-2012)

Town Tax Maps: Map 232, Lot 21

Deed: Book 1179, Page 42

Square feet of living area (approximate):
3200

All measurements are approximate.

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EXCLUSIVELY LISTED WITH LANDVEST

\$1,875,000

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