

IMPROVEMENTS SINCE PURCHASE

2022

- Installed new Azek composite deck
- Installed 20' x 40' in-ground, heated (500K BTU) gunite pool with remote access/control, automatic pool cover, caretaker in-floor cleaning system and fountains
- Installed Bomanite stamped concrete patio, 5" pour

2020

- Well pump upgrade
- Installed 48kW Kohler generator and automatic transfer switch
- Built entrance stone pillars and wall with coach lights

2019

- Installed leaf-filter gutter system

2017

- Finished lower level with gym, home theatre with 4K projector, 120" screen, living room with kitchenette, guest room and full bath
- Added Elan video intercom/music system

2016

- Finished 3rd floor with two rooms
- Installed steam humidifier
- Upgraded water heater to 75-gallon power-vent unit
- Epoxy added to garage floor
- Replaced garage door openers with DC Motors, belt-driven, battery back-up and remote access
- Installed garage heater

ORIGINAL FEATURES

Lot

- 2.44 acres
- Large private back yard
- Lake right to Lake Mamasasco
- Five bedroom septic
- Professional landscaping

Foundation

- 10" concrete walls 3,000 PSI
- 4" thick min. slabs 3,500 PSI
- 4" PVC interior and exterior drains
- Sprayed foundation waterproof system

Exterior

- 2x6 Douglas Fir exterior walls
- Maibec Cedar shake siding (Maibec seacoast)
- 40-year architectural asphalt shingle roof
- Anderson windows
- PVC exterior trim
- Front porch: flagstone, fiberglass columns, masonry steps
- New England fieldstone veneer
- Aluminum gutters and leaders
- Full paved driveway with Belgian Block curbing

Garage

- Attached 3-car garage

Interior

- Four habitable floors
- 5 bedrooms, 4 full baths, 2 half baths
- Select Oak 3" flooring
- Insulation – open-cell spray foam in rafters (R38), open-cell spray foam in attic gables (R-21), fiberglass in exterior walls, garage exterior walls and wall between garage and house (R-12), garage ceiling – fiberglass (R-30), open-cell spray foam in basement rim joints (R-21), packed windows and doors with Hilti foam

First Floor

- 9' ceilings
- 4.5" crown, 7.25" baseboard
- Open formal staircase – first floor to attic
- Rear staircase – mudroom to second floor
- Custom millwork
- Fine custom kitchen cabinetry
- Carrara marble countertops in kitchen
- Stainless steel appliances (Wolf pro 48" 6 burner range top with griddle, Wolf double ovens, SubZero 48" built-in side by side refrigerator, Bosch dishwasher, Sharp built-in microwave drawer)
- Butler's pantry with wine cooler
- Walk-in pantry with shelving
- Solid Continental 1 3/8" doors with Baldwin hardware
- Formal powder room – pedestal sink, marble/natural stone floor
- Mudroom half bath – custom designed and built sink base, porcelain tile
- Gas burning fireplace with ledge stone surround in family room
- Gas burning fireplace with custom millwork and mantle in living room
- Secondary laundry conveniently located near mudroom entrance

Second Floor

- 8' ceilings
- 4.5" crown, 5.5" baseboard
- Large Primary Bedroom with 2 dressing rooms/walk-in closets
- Elegant Primary Bath with 2 separate vanities, freestanding tub, marble shower, floors & vanity tops, linen closet
- 3 additional Bedrooms with ample closets
- Jack & Jill Bath plus private Full Bath
- Playroom/bonus room over garage
- Large laundry room
- Hallway linen closet
- Staircase to unfinished attic

Lower Level

- 9' ceilings
- Walk-out to yard
- Unfinished space

Systems

- 2 propane gas, forced hot air furnace; 7 heating/cooling zones
- 1,000 gallon underground propane tank
- 200 Amp electric service
- Cat 5 and cable wiring
- Security system installed
- Full water filtration system including softener, green sand and big blue filter