Detailed Property Overview

Description reproduced from the 2022 packet

6 Noble Avenue

The house was designed to be light and airy in all seasons, with strong airflow and an emphasis on low-maintenance living. It was reported as completely gutted inside and out, with new electrical, lighting, PVC/PEX plumbing, drywall, and molding. Any rot found in framing was cut out and replaced, and subfloors and joists were reinforced as needed.

Both bathrooms and the kitchen were completely removed, redesigned, and rebuilt. CAT6 was installed upstairs and downstairs. All windows were reported as new, with aluminum-clad exteriors, wood interiors, double-hung operation, and insulated glass.

The 2022 packet identified the boiler as a 2019 Buderus and the remainder of the heating system as 2021. Baseboard panels were replaced with hydronic radiant heat panels, and related plumbing was new in 2021. Insulation was replaced with fiberglass batt, and one inch of foam insulation was added to the exterior. Refer to the current signed property disclosure for updated heating-system information.

Additional work included new wood blinds upstairs, new solid-core interior doors, flower beds and plantings, a crushed-stone walkway, a new front porch, siding, AZEK exterior molding, and motion-sensing exterior lights. The packet reported no exposed exterior wood and described the backyard as sunny in the afternoons and evenings.

Kitchen Highlights

- Under-counter and overhead recessed lighting
- Moen garbage disposer with push-button sink-top control
- Stainless extra-deep sink, stainless appliances, and high-flow stainless hood
- Solid birch cabinets and new countertops

Downstairs Bathroom Highlights

- New plumbing and wiring
- Commercial washer/dryer
- Solid wood vanity and granite sink top
- Under-vanity hydronic toe-kick heater

Renovation & Feature Summary

Recreated from pages 8-11 of the 2022 property disclosure packet

Kitchen

- Completely gutted to the studs
- New under-counter and overhead recessed lighting
- New Moen garbage disposer with push-button sink-top control
- New stainless 10-inch deep sink, Frigidaire stove, commercial-grade vent, and refrigerator
- New solid birch cabinets

Downstairs Bathroom

- All new plumbing and wiring
- Commercial washer/dryer
- Solid wood vanity and granite sink top

Bonus Room / Large Office

- Lots of natural light throughout the day
- New walls and molding

Entry Room / Living Room

- New walls and molding
- Newly painted

Basement

- Waterproofed, foam insulated, and fitted with a vapor barrier
- Whole-room dehumidifier conveys with the house
- Sump pump
- New concrete floor with water channels

Pantry / All Closets

- Custom shelving

Bedrooms and Small Bonus Room

- New walls and new trim/molding; rooms were completely gutted

Renovation & Feature Summary

Garage and whole-house work reported in the 2022 packet

Garage

- All new or updated lighting and electrical
- New French doors
- Proper venting for wood stove; possible inclusion was subject to discussion
- Reinforced upper floor with ample storage
- New siding
- New roof
- New storage at back of shed

Whole House

The house was reported as completely gutted inside and out to remove old wallpaper and odors. Work included new electrical, PVC plumbing, drywall, and molding. Both bathrooms and the kitchen were completely removed and redesigned. CAT6 was installed upstairs and downstairs.

New heat lines and radiant heat units were installed throughout the house. Additional improvements included new wood blinds upstairs, new solid-core doors upstairs, flower beds and plantings, a crushed-stone walkway, a new front porch, siding, AZEK exterior molding, and motion-sensing exterior lights. The backyard receives afternoon and evening sun.

Property configuration stated in the 2022 packet:

3 bedrooms

1 small bonus room without a closet

1 large office/bonus room

2 full bathrooms

Additional Room & Building Highlights

Description reproduced from the 2022 packet

Bonus Room / Large Office

- Lots of natural light throughout the day

Upstairs Bathroom

- Six-foot double-sink vanity with granite countertop
- Tile floors for easy cleaning
- Great natural light
- New fixtures

Basement

- Waterproofed and fitted with a vapor barrier
- Whole-house dehumidifier
- Recently updated sump pump
- Foam-insulated exterior walls

Pantry / All Closets

- New custom-made shelving

Garage

- New or updated lighting
- New French doors
- Proper venting for wood stove; possible inclusion was subject to discussion
- Reinforced upper floor with ample storage
- New siding
- New roof
- New storage at back of shed

DLN 1002240202437

2022R-04918
TRANSFER TAX PAID
BOOK - PAGE
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
E-RECORDED ON
07/19/2022 01:39 PM
PAGES: 2

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that we, **Daniel G. Lucente and Laura Lucente** of Bath, County of Sagadahoc and State of Maine, for consideration paid, grant to **Courtney M. Bilokonsky,** having a mailing address of 705 Middle Street, Bath, ME 04530, with **WARRANTY COVENANTS,** a certain lot or parcel of land in Bath, County of Sagadahoc, and State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with all the buildings thereon, situated in the City of Bath, County of Sagadahoc and State of Maine;

Designated as Parcel No. 138 on a plan entitled "Lambert Park, City of Bath, Sagadahoc County, Maine-17023", dated September 9, 1948, prepared by New England Survey Service, Inc., 73 Tremont Street, Boston, Massachusetts, and filed in the office of the Sagadahoc County Registry of Deeds in Plan Book 6, Page 24, on November 1, 1957.

SUBJECT TO EASEMENTS heretofore created and mutual easements created hereby, for the service of utility lines and the water distribution system or their appurtenances and for ingress and regress over those portions of the property conveyed hereby, whereon said service utility lines and the water distribution system are located for the sole purpose of maintaining an uninterrupted supply of the utilities and water, and the mutual rights to maintain, operate, and repair those service utility lines and water distribution system or their appurtenances.

Being the same premises conveyed to Daniel G. Lucente and Laura Lucente, by virtue of a deed from Jeremy M. Kebles and Mindy S. Kebles, f/k/a Mindy S. Smith dated April 23, 2021 and recorded in the Sagadahoc County Registry of Deeds in Instrument Number 2021R-03656.

NOT A TRUE COPY NOT A TRUE COPY NOT A TRUE COPY

WITNESS our hands this 18th day of July, 2022.

Witness to All

Daniel G. Lucente

Laura Lucente

STATE OF MAINE
COUNTY OF SAGADAHOC

July 18, 2022

Personally appeared the above-named **Daniel G. Lucente and Laura Lucente** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

HILLARY L. BICKFORD
NOTARY PUBLIC
MAINE
MY COMMISSION EXPIRES MAY 6, 2026

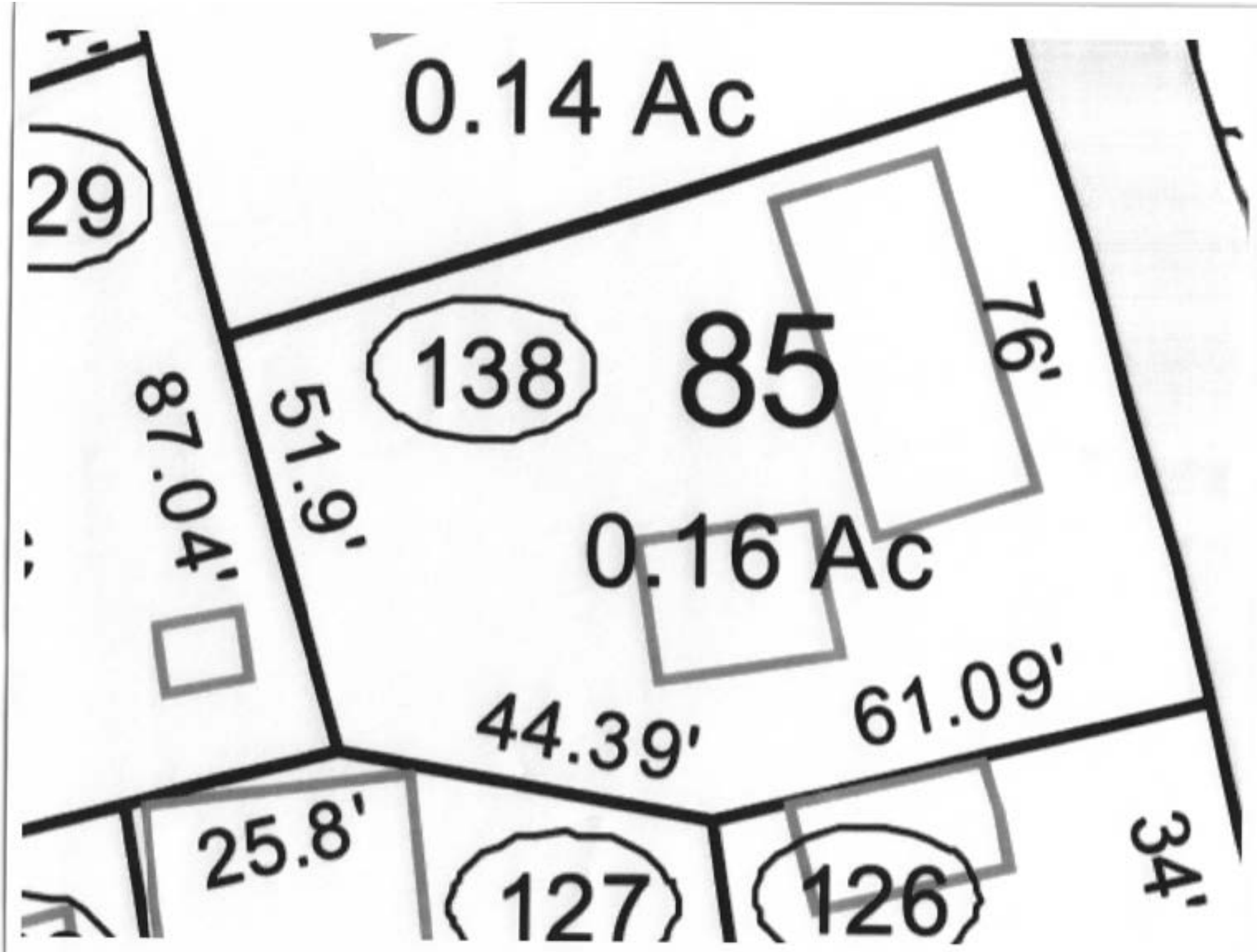
Notary Public or Attorney at Law

After recording return to:
Courtney M. Bilokonsky
6 Noble Avenue, Bath, ME 04530

220469-S

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50=1
2.59 AcC
TAX MAP
BATH
Contracting Authority - City of Bath, Maine
Revised to: April 1, 2025
Map Number: 19


0.14 Ac
29
138
85
76'
87.04'
51.9'
0.16 Ac
44.39'
61.09'
25.8'
127
126
34'