Authentisign ID: 25379DB5-91D8-F111-BF5B-002248230FCC

Features and Highlights — 98 Vista Dr., Windham (Revised 11.04.26)

FLOOR 1

Kitchen

- Appliances: induction range, refrigerator with ice, dishwasher
- Quartz countertops
- Cherry (wood) cabinets
- Pantry closet

Dining Room and Living Room

- Wood Stove with hearth
- Wood storage closet under the stairs
- Wall of windows with two sets of sliding doors, facing the backyard and Highland Lake
- Covered rear porch 10’ x 18’, red balau decking, trimmed with AZEK and a beaded fir ceiling

Bedroom/Office

- Egress window

Bathroom

- Radiant heat in floor
- Tiled floor
- Tiled bathtub surround

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Ceiling Height

- App. 9’ ceiling height

FLOOR 2

Bedroom - Primary

- Windows face peaceful view of Highland Lake
- Cathedral ceiling
- Closet

Bathroom - Primary

- Radiant heat in floor
- Tiled floor
- Tiled bathtub surround

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Bedroom

- Closet

Bedroom

- Closet

Full Bathroom

- Tiled floor
- Tiled bathtub surround

Ceiling Height

- App. 7 ½" ceiling height in 2 bedrooms
- App. as much as 12' in the primary bedroom and 2nd floor stairwell and landing

OTHER

Miscellaneous

- Laundry closet with stacked washer and dryer at 2nd floor landing
- Skylights at 2nd floor landing
- Exposed beams on 1st floor and 2nd floor
- Luxury vinyl plank flooring, plus tiled bathrooms and tiled entryway
- Pine shiplap accent walls and pine doors
- Parking for 4-5 cars in the driveway and on the grassy area next to the driveway. The leachfield has concrete chambers and an H-20 rating allowing for vehicles to be parked on top.
- Storage shed with window, 10' x 8' built in August 2026
- No-maintenance exterior does not need to be painted
- Full, poured concrete, crawlspace accessible by bulkhead, with drain for a dehumidifier
- Privacy fence, 6' tall x 60' long

Systems and Efficiencies

- Ducted heat pump in attic provides heat and air conditioning to 2nd floor, electric
- Ducted heat pump in basement provides heat and air conditioning to 1st floor, electric
- Radiant heat in primary bathroom and first floor bathroom, electric
- Wood stove in living room with exterior stainless flue
- Two exterior condensers for the AC system, with roof overhead to keep snow off
- 16+ SEER rating for quiet air conditioning
- Home Energy Rating is only .5% below highest achievable rating, rated in 2024
- Energy efficient water heater in first floor closet
- Whole house water purification system in basement
- Separate thermostats per floor
- 10 kW Solar system on the roof, valued at $34,000.
- 200 AMP electric, runs underground from the pole to left side of home, so no overhead wires
- LED light fixtures

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- Low flow commodes
- Whole-house water purification system
- *Fuji Clean* pre-treatment septic tank must be serviced annually by an authorized third party. The Fuji Septic system has a 3-year free service plan through June '28 (2 years remaining) with Advance Septic of Maine. Annual servicing is required for this type of septic system. This lot needed a reduced size leachfield, which was designed in conjunction with this *Fuji Clean* pre-treatment tank, a 1000-gallon fiberglass tank with equipment inside that cleans the wastewater to 90%.

Construction

- Timber construction
- Contemporary, dormered cape cod styled home
- Covered rear porch 10' x 18' with red balau decking
- Board and batten (eaves and gable ends)
- Vinyl shingle siding (body of the home)
- *Red Balau* wood (vertical exterior accents at front porch and rear porch)
- Spray foam in first floor flooring, in underside of roof and in all the walls
- Additional insulation in the interior walls to keep sound levels between rooms at a minimum

WATERFRONT

Waterfront - Owned

- Dock is negotiable
- 43' of private sandy waterfront, at the tie line.
- Gradual entry for ease of swimming and getting kayaks/canoes in/out of water

Right-of-Way - Shared

- Boat launch for members within the HOA
- 40' shared Right-of-Way to Highland Lake is within 60' away