PROPERTY IMPROVEMENTS & FEATURES

129 Portland Avenue | Unit 31

Beaver Creek Townhouse Condominium • Old Orchard Beach, Maine

Improvements & features inventory • October 28, 2026

RECENT KITCHEN UPDATES

New or installed within the past year; items described as never used are noted below.

- Cabinetry and drawers: New; never used (Home Depot).
- Countertop: New kitchen countertop.
- Vissani range hood: New; never used.
- Whirlpool electric range and oven: New; never used.
- Whirlpool refrigerator: New.
- Kraus stainless-steel undermount sink: New.
- Pfister kitchen faucet: New.
- Under-sink plumbing: Updated, including an InSinkErator.
- Whirlpool dishwasher: New; never used.
- Vissani microwave: New; never used.

RECENT BATH & INTERIOR UPDATES

- Second-floor full bathroom: New Bath Fitter tub/shower, toilet, sink, vanity, faucets, lighting, electrical outlets and ceramic tile flooring.
- Laundry: New LG WashTower.
- Stairway: New carpeting.
- First floor: New ceiling fan/light.
- Lighting: Updated throughout, except second-floor bedroom lights and fans.
- Painting: Fresh paint on walls, ceilings and trim in all rooms except one bedroom.

IMPROVEMENTS WITHIN FIVE YEARS

- Second-floor flooring: New composite flooring in both bedrooms, closets and the landing.
- First-floor half bath: Updated toilet, sink, vanity and ceramic tile floor.

REPLACEMENT WINDOWS

- Windows: Replaced; installation date not specified.

FEATURES ALREADY IN PLACE AT PURCHASE

Already installed when the unit was purchased approximately six years ago.

- Skylights: Two VELUX deck-mounted, solar-powered skylights.
- First-floor flooring: Composite flooring throughout.
- Chimney: Interior and exterior chimney work was completed before current ownership.

EXISTING MECHANICAL EQUIPMENT

Existing equipment at the time of purchase.

- Rinnai gas direct-vent wall furnace: Located on the first floor; primary winter heating source.
- Unipart horizontal center-fired gas furnace: Appears to be original; previously tested and working. Current operational status not confirmed.
- Whirlpool electric water heater: Inspected by a licensed plumber and found to be operating properly.