Upgrades Since Ownership:

Unit #101 (1)

-Kitchen upgraded in 2023 with new granite countertops, cabinets, stainless steel appliances (range, ridge, dishwasher, microwave with exhaust vent, garbage disposal), LED lighting under cabinet and recessed lighting.
-Bathroom was completely refinished in 2023 with a new shower/tub with sliding glass doors, full-size front loading washer/dryer, butcher block laundry table, built- in electric heater, new granite countertop vanity, matching fixtures throughout.
-Fully furnished and smart TVs in each bedroom.
-Energy efficiency amenities include : LED lighting throughout, heat pump water heater, new high efficiency oil boiler (2019), spray foam insulation in 50% of house and basement(2019), Energy Star rated appliances.
-New wiring in 2016

Unit #102 (2)

-Kitchen upgraded in 2021 with new granite countertops, cabinets, stainless steel appliances (range, fridge, dishwasher, microwave with exhaust vent, garbage disposal), LED lighting under cabinet and recessed lighting.
-Bathroom upgraded in 2021 with new shower with sliding glass doors, full-size stacked front-loading washer/dryer, electric heater, new granite countertop vanity, matching fixture throughout.
-New flooring, solid wood 6-panel doors, new windows, new plumbing, new wiring and electrical fixtures in 2020.
Energy efficiency amenities include: LED lighting through out, new high efficiency hot water heat pump, new energy efficient appliances
-Water-vapor sealed crawl space in 2020

Unit #202 (3)

-Kitchen upgraded in 2022 with new granite countertops, cabinets, stainless steel appliances (range, microwave with exhaust vent, fridge, dishwasher), LED lighting under cabinet and recessed lighting.
-Bathroom upgraded in 2022 with new shower with sliding glass doors, full-sized stacked front-loading washer/dryer, built-in electric heater, new granite countertop vanity, matching fixtures throughout.

-New flooring, solid wood 6-panel doors, new windows, new plumbing, new wiring and electrical fixtures in 2022.

Unit #203 (4)

-Kitchen upgraded in 2022 with new granite countertops, new cabinets, stainless steel appliances (range, microwave with exhaust vent, fridge, and dishwasher) LED under cabinet and recessed lighting.
-Bathroom upgraded in 2023 with new shower with sliding glass doors, built-in electric heater, granite countertop vanity, matching fixtures through out, full-sized stacked front-loading washer/dryer/
-New flooring, solid wood 6-panel doors, new windows, new plumbing, wiring & electrical fixtures in 2022.

Unit #301 (5)

-Kitchen upgraded in 2023 with new cabinets, laminate countertops, new stainless steel appliances (range, fridge, microwave with exhaust vent).
-Bathroom upgraded in 2023 with new shower with glass doors, new vanity, stacked washer/dryer.
-New flooring, solid wood 6-panel doors, new windows.

Unit #302 (6)

-Kitchen upgraded in 2021 with new cabinets, laminate countertops, new stainless steel appliances (fridge, range, microwave with exhaust vent).
-Bathroom upgraded in 2021 with new shower with glass door, bathroom vanity, stacked washer/dryer, matching fixtures.
-New flooring, solid wood 6-panel doors, new windows

Unit #201 (7)

This unit will convey vacant at closing with the stove removed, per consent agreement with the City of Saco. This unit will be ready to “reactivate”during anticipated zoning changes in 2027 (buyer to do their due diligence). Opening this unit would provide an additional income of $18,900 annually, with additional expenses being $800 for propane heat and $500 for water/sewer.

Shed

Newly constructed shed, framed and finished with rough-cut sawmill lumber. 10x22 total space, with a dual-layout design, split into a 10x10 trash/ utility area and a 10x12 storage space.