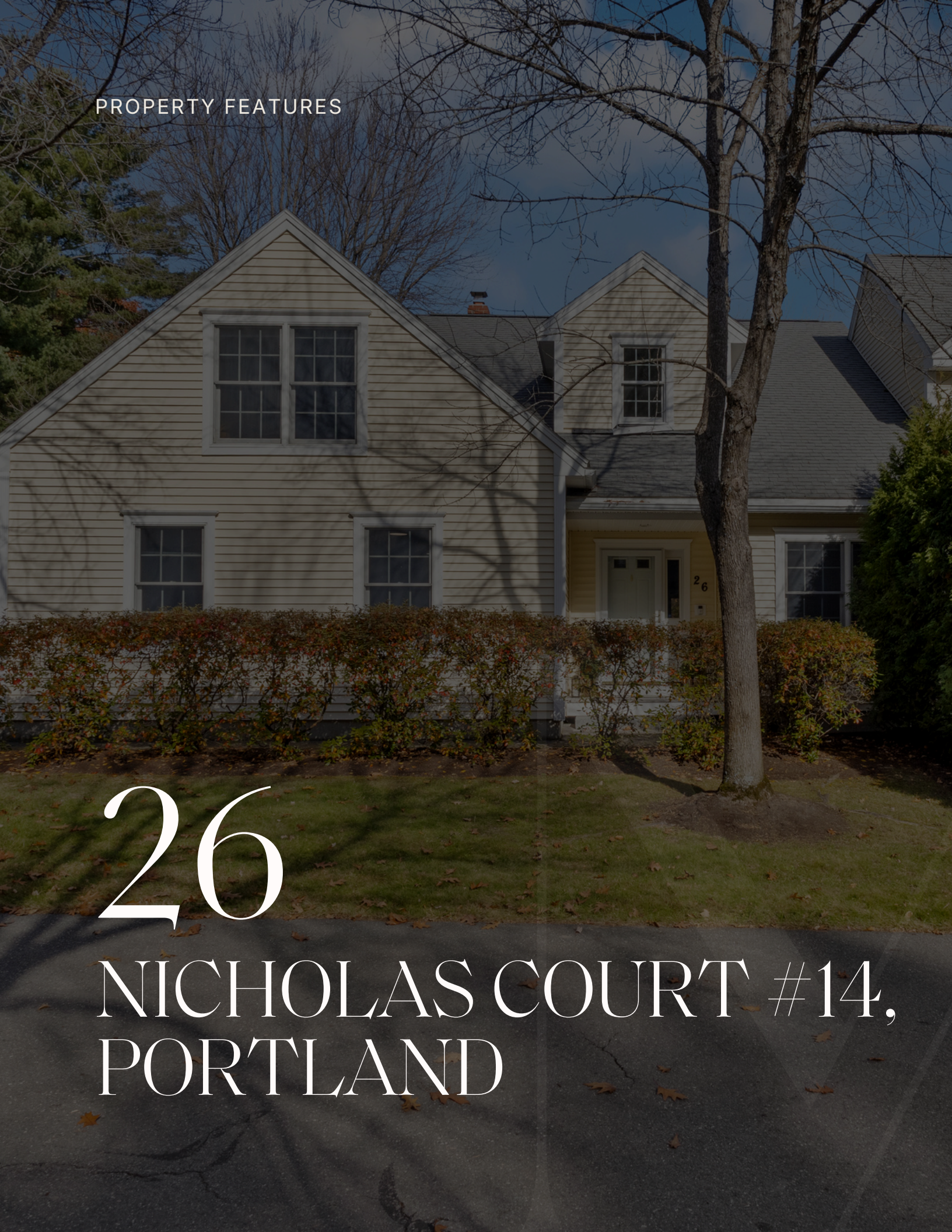


PROPERTY FEATURES

26 NICHOLAS COURT #14, PORTLAND

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PROPERTY OVERVIEW

- End unit in Radcliffe Glen
- One of the HOA's largest available floor plans
- 4 bedrooms and 3 full bathrooms
- Two bedroom suites on separate floors
- 1,947± finished square feet above grade
- Built in 2003; two finished levels; room for expansion in the basement
- Heated attached two car garage



KITCHEN & DINING

- Granite countertops and pantry storage
- Wood cabinetry and hardwood flooring
- Glass front upper cabinets and recessed lighting
- Pass through to the dining area
- Electric range, microwave and refrigerator
- Dishwasher and disposal
- Dining area beside the living room



LIVING ROOM

- Vaulted ceiling, hardwood flooring and ceiling fan
- Glass doors open to the rear deck
- Gas fireplace with mantel surround
- Seller has never used the fireplace. Condition unknown; no propane tank on site
- Access to the Primary Suite



ENTRY & FIRST FLOOR LAUNDRY

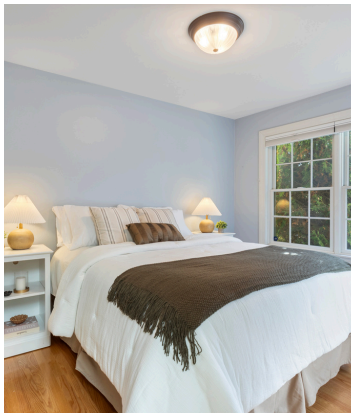
- Covered front porch with Ring doorbell
- Foyer with cathedral ceiling
- Hardwood staircase to the second floor
- Hardwood flooring on the first floor
- Laundry closet with side by side, front loading LG washer and dryer
- Overhead shelving; washer and dryer convey

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FIRST FLOOR PRIMARY SUITE

- Primary bedroom on the first floor
- Hardwood flooring and ceiling fan
- Two closets
- En suite full bathroom
- Dual sink vanity
- Tile bathroom flooring



FIRST FLOOR BEDROOMS & BATH

- Two additional first floor bedrooms
- Closet storage and hardwood flooring
- Marble thresholds into both guest bedrooms
- Full guest bathroom
- Tile bathroom flooring
- Three bedrooms and two full baths on this level



SECOND FLOOR SUITE & LANDING

- Oversized bedroom on the second floor
- En suite full bathroom
- Large closet; carpeted flooring; ceiling fan
- Fourth bedroom and third full bathroom
- Hardwood staircase and landing
- Space at the top of the stairs for a desk or reading nook
- Connects to the second floor bedroom suite
- Unfinished second floor storage accessed through a closet door, with ventilation fans



GARAGE & BASEMENT

- Heated attached two car garage; two driveway spaces
- Automatic door openers and direct entry
- Fully sheetrocked, trimmed and painted
- Windows and recessed ceiling lighting
- Full, unfinished basement with interior stairs and exterior bulkhead access
- Partial framing, electrical rough-in and recessed-light housings for potential future finishing
- Wood subflooring in the framed basement area
- Utility sink and oil tank in the basement

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EXTERIOR & GROUNDS

- Rear deck accessed from the living room
- Paver path to the covered front porch
- Granite steps at both entry doors: front and by garage
- Exterior gutters
- Landscaped grounds and wooded views
- Paved driveway
- Two driveway and two garage parking spaces
- Underground electrical service



HEATING & SMART FEATURES

- Zoned oil heat; basement boiler supplies home's hot water baseboards and garage radiators
- Smart Nest thermostats; separate garage heating zone
- Two hydronic radiators on interior garage wall, installed fall 2025
- Boiler serviced March 10, 2026
- Boiler aquastat replaced
- ADT security system; Ring doorbell at front porch
- Radon air mitigation system installed in basement
- Public water and sewer



RADCLIFFE GLEN Condominium

- Managed by Foreside Management
- 33 units across 9 buildings
- HOA dues: $602 per month
- Seller pays $592 after a $10 monthly rebate for the water line entering this unit
- Dues include public water and sewer, common area insurance and maintenance, landscaping and spring/fall cleanup, snow plowing and gutter cleaning
- A reasonable number of household pets allowed
- Rentals require a six month minimum lease period



LOCATION & PORTLAND TRAILS

- North Deering; Forest Avenue shopping and dining
- Portland Trail access on Majors Court
- Connects University Park (0.9 miles) and Canco Woods (2.1 miles); trail maps: trails.org
- Back Cove's 3.6 mile loop; Payson Park trails, courts and open space
- Old Port restaurants, shops and working waterfront
- Eastern Promenade park and Casco Bay views
- Casco Bay Lines ferries to the islands