Seller Property Notes

284 Foreside Road, Falmouth, Maine

Privacy, Security & Life Safety

- 3M privacy film covers all loft windows, skylights, and all windows facing 282.
- Medeco high-security locks have non-duplicatable keys. The locks have removable thumb turns; the removed thumb turns are stored upstairs.
- The commercial-grade fire and alarm system is monitored by Pye-Barker and is web enabled. It includes low-temperature, propane, carbon monoxide, smoke, motion, and security sensors.

Heating, Electrical & Communications

- The loft/ADU has separate heating, hot water, and electrical systems.
- The buried propane tank has a 1,000-gallon capacity.
- The garage and the loft above it are heated with propane.
- The shed has electrical power.
- Two whole-house fans and a cell booster are located in the attic; the booster transmitter is in the kitchen.
- The AC/heat-pump system has been serviced and is fully operational.

Appliances, Plumbing & Outdoor Kitchen

- All toilets are dual-flush and low-flow.
- The washer and dryer are included and are ground-fault protected.
- The outdoor kitchen has Kalamazoo equipment, including dual-fuel burners and a rotisserie. Some igniters may have issues after more than 20 years of service.

Materials, Fixtures & Included Items

- The front deck is Ipe, not synthetic. It was replaced less than five years ago at an approximate cost of $8,000.
- The fixtures are Old California, made-in-America brass fixtures.
- Two uninstalled wall lamps stored in the garage are included with the house.
- Cushions are available for all outdoor furniture. All outdoor furniture is negotiable.

Renovation History

- Renovations began in 2007 and were likely completed in 2008.
- Work included cork flooring, refinished floors, insulation, interior painting, expanded upstairs bathrooms and bedrooms, electrical upgrades, and windows.

Follow-up: The seller will bring the renovation files for review, including permit details if available.