UPDATES & IMPROVEMENTS

18 Ledgewater Drive

Kennebunk, Maine 04043

Since purchasing in 2023, the owners have invested in the systems, exterior, and finishes that matter most in a Maine home: weather protection, reliable power, and low-maintenance outdoor living.

Exterior

New fire-resistant siding on three sides	2026
New Trex composite decking, front and back	2025
New garage steps and landing	2023+
Professional landscaping; eight trees removed to open light and views	2023+

Systems & Energy

Whole-house standby generator with automatic transfer switch	2023+
Heat pump added to lower level	2025
New fireplace insert	2025
Chimneys inspected	2025
Electrical updates	2023+

Interior

Half bath added at the entry	2023+
Renovated laundry room	2023+
Primary sitting room reworked into a large walk-in closet, keeping a sitting area	2023+
Fresh paint throughout much of the home	2023+

Garage

Heat pump added to three-bay garage for heating and cooling	2025
Freshly painted, with custom built-in storage	2023+

Good to Know

Roof shingles, Superior Roofing	2022
Heat pumps, main house, heating and cooling	2019
Public water and sewer	
Outside the FEMA flood zone	
No known basement water or moisture	
Pre-listing inspection completed	Available



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Information provided by the sellers and the seller's property disclosure dated 3/18/2026. "2023+" indicates work completed since the sellers purchased in 2023. Believed reliable but not guaranteed; buyers should verify all information and conduct their own inspections.