



Seller's Feature Sheet

210 Washington St. Bath, Maine 04530

Exterior & Property

- **Detached two-story garage built in 2022 by Frohmiller Construction of West Bath.** The garage was designed and built to complement the Greek Revival style and proportions of the home rather than looking like a modern addition. The second floor provides substantial additional space that could potentially be finished as a studio, office, guest space, or hangout area.
- **Separate 200-amp electrical service to the garage,** fed from Middle Street, while the house is serviced from Washington Street. This provides substantial electrical capacity for a workshop, hobbies, equipment, EV charging, or other future uses.
- **Asphalt driveway connecting Middle Street to the garage,** providing convenient access separate from the front of the property.
- **Bluestone patio, stone stairs, and bluestone walkway** installed by Brookton Landscapes of Bath. These were designed specifically to complement the home and its setting, incorporating the natural stone and rocky, sloped character of the Bath landscape.
- The property has a **distinctive natural slope**, with the land rising toward the rear of the property, giving the grounds more character and creating opportunities for different garden and outdoor spaces.
- **Large Japanese maple near the front of the property**, which has always been one of our favorite features of the home. It makes a beautiful first impression when arriving at the house.
- **Garden beds and landscaping**, including additional garden beds we've added ourselves over the years beyond the original landscaping work by Brookton Landscapes.
- **River views:** The second and third floors of the home, as well as the second floor of the garage, have views of the mighty Kennebec River.
- **Extensive tree work:** We've had quite a bit of tree work done around the property over the years. Some of it was necessary to clear space for the garage and driveway, while other work was done to move trees farther away from the house and open up the property. There are still plenty of mature trees on the property, but they're now generally in safer locations and the property has a more open feel.

Historic Character & Interior

- The home retains **mostly original wide-pine flooring throughout**, with some newer wood flooring in rooms that were added or renovated later.
- **Original/period-appropriate trim and architectural details** throughout that complement the age and style of the home.
- **Cast-iron radiators** throughout the house, along with a **pellet stove** that provides additional warmth and a cozy focal point during the winter.
- **Large windows throughout the home provide abundant natural light.**
- A **front porch** that is particularly enjoyable during summer evenings, rainy days, and storms.
- The unfinished **upstairs attic provides additional potential space** for storage or future finishing.

Recent Improvements

- **2018-2025:** Significant restoration of the front porch, replacing areas of rotting wood and installing composite decking and trim.
- **2022:** New shower and bath/shower installed in two bathrooms by Bath Fitter.
- **2022:** Two-story detached garage constructed by Frohmiller Construction.
- **2023:** Sump system installed.
- **2024:** New washer and dryer.
- **2024:** New double oven, with a larger lower oven and smaller upper oven.
- **2025:** Asphalt driveway installed from Middle Street to the garage.
- **2025:** Bluestone patio, stone stairs, and bluestone walkway installed by Brookton Landscapes.
- We've also made numerous smaller improvements and repairs throughout our time here.