

96 PIRATE COVE ROAD FEATURES

LOT FEATURES

283' Shorefront
2.79 Acre Lot
1/2 Mile Long Private Road to Property
Waterfront (Cove dries at low tide with opportunity to clam in your backyard)
Compacted Gravel Driveway to Park 6+ vehicles
Map R3 Lot 127
Zone Shoreland Residential

NOTABLE FEATURES

Permitted 4-bedroom Septic System Installed
Underground Electric from Corner Pole to Building
Excavation and Groundwork Completed
Surveyed
Title Search Completed Resulting in Clear Title
Low Heating, Cooling and Electric Costs

TAXES AND FEES

2025 Tax Assessment \$253,850
Tax Amount \$4,239
HOA Road Maintenance (approx. \$1,500 per year)
Snow Plowing Road & Driveway (approx. \$800 per year - varies depending on # of snow falls)

POTENTIAL

Ready to Build Lot for Custom House
Underground Electric, Well, and Septic Connections (junction box) at house site
Use Existing Loft as Home Office, Studio, Rec. Room, In-law Suite or Live in While You Build

SEPARATE INSULATED CONCRETE PAD

20' x 41' pad
8" slab, #4 rebar grid, 6 mil poly, 2" rigid foam
Hot and cold water, septic, 30-amp and 110 power post at corner of slab
Ready to Build Covered Pavilion & Summer Kitchen or Store RV/Travel Trailer

EXTERIOR STORAGE

Old Hickory 14' x 16' Shed on 6" Concrete Slab with Garage Door and Side Door
Old Hickory 8' x 12' Shed with Barn Doors

FIRE PIT

16' x 16' Colonial Cobble Granitehill Paver Patio
Unilock Sunset Square 4' x 4' Firepit (Gorges) with Steel Insert

GARAGE FEATURES

Deep Sink
Multiple Outlets
Finished Sheetrock Painted and Trimmed
10' Ceilings
Penntek Evolution Flake System Floor Coating
Raised Panel Metal Garage Door With Windows
Two 9' x 8' white 1/2" glass, Stockton I insert, 12" radius track front torsion spring, HSO struts, operator plates, Angle, Res-brush (2) Legacy chain drive openers with remotes

LAUNDRY ROOM

Separate Laundry Room

MECHANICAL

2 Hose Bibs
Smoke Detectors Per Code
200 AMP Electrical Service
2 Weatherproof Exterior Outlets
Cable and Phone Prewires
40 Gallon Electric Hot Water Heater
Floor Drain in Mechanical Room
New Well Pump Assembly Complete from Pump to New Pressure Tank
Water Treatment System with Metered Twin Alternating Softener with Phosphate Cartridge and Reverse Osmosis System with Drinking Water Faucet in Kitchen
Heat Pumps Wall Mounted Indoor & Outdoor Units with Rain Caps and Mounted on Stands
15kbtu Mitsubishi in garage (right stall)
9kbtu Mitsubishi in garage (left stall)
12kbtu Mitsubishi in loft
9kbtu Mitsubishi 1st Floor Foyer
Wall Style Electric Panel Heaters in Bath & Laundry

LOFT

Kitchen, Dining, and Living Space
Harbor Breeze 3 Blade Multi Speed Ceiling Fan with Light
Mantra Cabinets with Door Style Omni (color Mineral)
Viatera Quartz (color Aria) Countertops
2"x6" Anatolia Bliss Element Subway Glass Mosaic (color Shadow) Backsplash
Double Bowl Stainless Undermount Sink Kitchen
Storage Closet in Loft and Under Staircase
8' ceilings in Loft

APPLIANCES (New April 2022)

Samsung 4.5 cu. ft. High-Efficiency White Front Load Washing Machine with Steam and Super Speed
Samsung 7.5 cu. ft. Stackable Vented Electric Dryer with Steam Sanitize+ in White
30 in. 6.3 cu. ft. Slide-In Electric Convection Range Oven in Fingerprint Resistant Stainless Steel
30 in. 1.9 cu. ft. Over-the-Range Microwave in Fingerprint Resistant Stainless Steel
17.5 cu ft. 3-Door French Door Smart Refrigerator in Fingerprint Resistant Stainless Steel Counter Depth

BATHROOM FEATURES

Custom Spa Shelving with Towel Bin
Barrier Free 42" x 60" ADA Wheelchair Accessible Shower System with Fixed & Handheld Sprays
Chair Height Elongated Toilet
Exhaust Fan with Heat & Light Over Shower
Rectangle Porcelain Undermount Sink in Bath
Mantra Cabinets with Door Style Omni (color Mineral)
Viatera Quartz (color Aria) Countertops with 4" Backsplash
Karlie Wall Mounted Light Fixtures
10' Ceiling

CONSTRUCTION DETAILS

04/06/22 Certificate of Occupancy
R. H. Lambeth Builders (contractor)
439 Harris Road, Stockton Springs, ME
28' x 36' Garage, Bathroom, Laundry, Bed Room
14' x 35' Loft
4' x 26' Concrete Walkway from Garage to Pad
8" slab, #4 rebar grid, 24" oc on 6 mil poly, 2" rigid foam, galvanized anchor bolts at perimeter
2 x 6 Walls
Construction Grade #2 or Better Lumber
Attic Truss System with 12 Pitch Roof
Roof Frame Truss Construction, 2' oc
Roof Sheathing 5/8" T&G Advantech
Wall Sheathing 1/2" Advantech
Floor Sheathing 1 1/4" Advantech
Finished and Stained Hard Pine Stair Treads
Roof Covering Duration AR Shingles 30-year (black)
Duration Hip & Ridge
Ben Obdyke Rapid Ridge Roll
Aluminum Rite Flow Drip Edge
Aluminum Standard Drip Edge
Electrical Wiring Installed to Local & National Code
Electric Pole at Corner of Property with Underground Electric to Building and Slab
Plumbing to Code
Dense-Pack Cellulose Insulation
1/2" Sheetrock on Walls and Ceilings
Tarkett Progen Plank Floor Covering (color Cerused Oak Denim) Throughout Living Space
Interior doors Thermatru Solid Core 2 Panel mdf
Finger Joint Style 1" x 5" Baseboard Throughout
Door Hardware Emtek (see receipt for details)
Exterior Siding LP Smartside (color Tundra Grey)
Exterior Boral TruExterior Trim (color Snowscape White)
Exterior doors Thermo-tru Smoothstar Fiberglass Door 1/2 Glass LHIS
Matthew Brothers Sanford Hills (White) Windows
6" Recessed LED Wafer Downlights Throughout
Exterior Boxwood Modern Craftsman and Modern Style Light Sconces in Antique Bronze Finish with Clear Seeded Glass
2 Double Fixture Motion Detector Floodlights
Century Spring-loaded Roller Shades (White Opaque) Throughout
Benjamin Moore Prime and 2-coat Finish Paint
Interior Finish Matte (color Chantilly Lace)
Interior Ceilings Finish Flat (color White Heron)
Interior Trim Semi-gloss Finish (color Decorator's White)

PREVENTATIVE MAINTENANCE

6/12/26 Water Treatment System and Water Test
4/4/26 Heat Pumps

DISCLOSURES

Hard-wired Cable and Internet Not Available in Area (Owner Successfully uses Verizon MiFi)
Beach Erosion From 2023/2024 Winter Storms
Stairs to Water need to be Re-built
Faux wall in Bedroom - Can Convert Back to Garage