

MLS #: 1568637  
Status: Active

Nbd/Assn: Deering  
Highlands  
County: Cumberland  
Property Type: Residential

Public Detail Report  
Seasonal: No

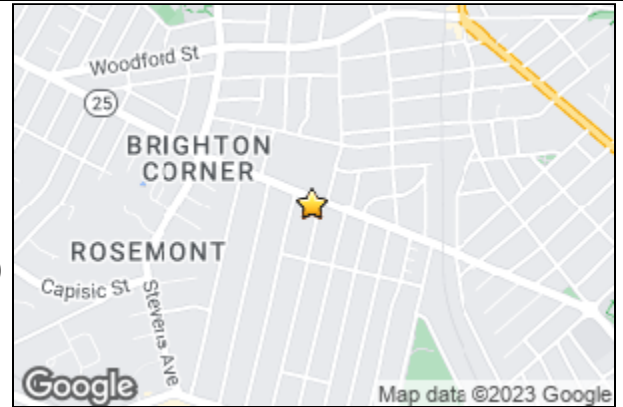
List Price: \$1,650,000  
Original List Price:  
\$1,650,000

Directions: Brighton Ave to corner of Edwards and Brighton #318



318 Brighton  
Avenue  
Portland, ME  
04102-2315

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**General Information**

**Sub-Type:** Single Family Residence    **Year Built:** 1902    **Rooms:** 14    **Sqft Fin Abv Grd+/-:** 6,144  
**Style:** Victorian    **Fireplaces Total:** 4    **Beds:** 6    **Sqft Fin Blw Grd+/-:** 155  
**Color:** red    **Baths:** 3/2    **Sqft Fin Total+/-:** 6,299  
**Source of Sqft:** Appraiser

**Land Information**

**Leased Land:** No    **Waterfront:** No    **Zoning:** R3  
**Lot Size Acres +/-:** 0.24    **Water Views:** No    **Zoning Overlay:** No  
**Source of Acreage:** Public Records  
**Surveyed:** Unknown

**Interior Information**

**Full Baths Bsmnt:** 0    **Half Baths Bsmnt:** 0    **VA Certification:**  
**Full Baths Lvl 1:** 0    **Half Baths Lvl 1:** 2  
**Full Baths Lvl 2:** 2    **Half Baths Lvl 2:** 0  
**Full Baths Lvl 3:** 1    **Half Baths Lvl 3:** 0  
**Full Baths Upper:** 0    **Half Baths Upper:** 0  
**Appliances:** Dishwasher; Disposal; Dryer; Gas Range; Microwave; Refrigerator; Washer; Other; Other Appliances: Chest freezer, custom drapes, Sonos

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>	<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Kitchen	13	18	First	Eat-in Kitchen, Heat Stove, Island	Office	15	18	First	Built-Ins
Living Room	18	14	First		Primary Bedroom	18	18	Second	Walk-in Closet, Double Vanities, Full Bath
Great Room	30	30	First	Cathedral Ceiling, Wood Burning Fireplace	Bedroom 6	21	10	Third	Closet
Library	15	18	First	Built-Ins, Gas Fireplace	Bedroom 7	16	11	Third	Closet
Bedroom 2	11	15	Second	Wood Burning Fireplace					
Bedroom 3	18	14	Second	Built-Ins, Wood Burning Fireplace, Walk-in Closet					
Bedroom 4	18	18	Second	Walk-in Closet					
Bedroom 5	15	9	Third	Closet					
Living Room	24	20	Third	Cathedral Ceiling, Heat Stove					
Kitchen	14	14	Third	Eat-in Kitchen, Pantry					

**Property Features**

**Site:** Sidewalks; Well Landscaped    **Construction:** Wood Frame  
**Driveway:** Paved    **Basement Info:** Brick/Mortar; Daylight; Full; Walkout Access  
**Parking:** 5 - 10 Spaces; Paved    **Foundation Materials:** Brick/Mortar; Stone  
**Location:** Near Railroad; Near Shopping; Near Town; Near Turnpike/Interstate; Neighborhood; Suburban    **Exterior:** Other; Shingle Siding  
**Restrictions:** No Restrictions    **Roof:** Slate  
**Island:** No    **Heat System:** Direct Vent Heater; Forced Air; Multi-Zones; Stove  
**Roads:** Paved; Public    **Heat Fuel:** Gas Natural  
**Transportation:** Major Road Access; Near Airport; Public Transport Access; Rail Available    **Water Heater:** Gas  
**Electric:** Circuit Breakers; Fuses    **Cooling:** None  
**Gas:** Natural - On Site    **Floors:** Tile; Vinyl; Wood  
**Sewer:** Public Sewer    **Veh. Storage:** 2 Car; Under  
**Water:** Public    **Garage:** Yes  
**Equipment:** Cable; Internet Access Available    **Garage Spaces:** 2  
**Basement Entry:** Walk-Out    **Amenities:** Bathtub; Irrigation System; Laundry - 1st Floor; Primary Bedroom w/ Bath; Walk-in Closets  
**Patio and Porch Features:** Porch  
**Energy Efficiency:** Ceiling Fans; Dehumidifier; Programmable Thermostat; Storm Doors; Storm Windows

**Tax/Deed Information**

**Book/Page/Deed:** 13960/322/All    **Full Tax Amt/Yr:** \$14,898/ 2022    **Map/Block/Lot:** 120/C/19  
**Deed/Conveyance Type Offered:** Warranty    **Tax ID:** PTLD-000120-C000019-000001

**Remarks**

**Remarks:** Rare Opportunity to own one of Portland's finest historic John Calvin Stevens homes, Circa 1902, situated in Deering Highlands neighborhood. The

Horace F. Farnham house has been lovingly preserved with intricate details from 4 fireplaces, 2 of which are terracotta, intricate parquet flooring, amber oak wainscoting, birds-eye and tiger maple woodwork throughout, to the stained glass windows and original fixtures. With over 6000sf of wondrous space, this home offers a breathtaking open great room which lets in warm natural sunlight from sunrise to sunset. It is fabulous for entertaining yet cozy when not. The two front parlors are perfect for a home office and library/conference room with separate entrance off Brighton Ave. and access to a half bath which can be closed off from the main home. Updates include a custom Kennebec Kitchen, new marble tiled bathroom off the primary bedroom, two natural gas fired furnaces, slate roof restoration, chimney repointing, Bradbury and Bradbury art wallpaper and formal landscaping. Currently being used as a legal 2 family but if desired could easily be used as a single family again (see MLS #1568641). Some furnishings included. Broker owned and occupied Unit 1.

**LO:** Bean Group

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**Listing provided courtesy of:**



**Elizabeth Dubois**

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Prepared by Elizabeth Dubois on Tuesday, August 15, 2023 3:50 PM.

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