

Private Client Synopsis Report

16 Paddock Way, Falmouth, ME 04105

List Number: **1504839**

Status: **Active**

Neighborhood:	Paddock Way	Association Fee:	List Price:	\$995,000
Association:	Subdivision	Seasonal:	No	Original List Price:
County:	Cumberland	Entrance Fee:		\$995,000

Directions: Falmouth Rd to Winn to Paddock Way to #16



General Information

Property Sub-Type: **Single Family Residence**
 # Rooms: **13**
 # Bedrooms: **4** Baths: **4/1**
 Style: **Colonial**
 Color: **Beige**
 Year Built: **2007**
 Surveyed: **Yes**
 Road Frontage +/-: **1**
 # Fireplaces: **1**
Water Information
 Water Frontage: **No**
 Water Frontage Amt +/-: **No**
 Waterfront Owned +/-: **No**
 Waterfront Shared +/-: **No**
 Water Body: **No**
 Water View: **No**
 Water Body Type: **No**

SqFt Finished Above Grade +/-: **3,444**
 SqFt Finished Below Grade +/-: **902**
 SqFt Finished Total +/-: **4,346**
 SqFt Source: **Public Records**
 Other Source of Square Footage:
 Leased Land: **No**
 Lot Size Acres +/-: **1.55**
 Source of Acreage: **Public Records Res**
 Zoning:
Tax/Deed/Community Information
 Book/Page/Deed: **28899/165/ All**
 Map/Block/Lot: **R03/ 5/ F**
 Full Tax Amount/ Year: **\$11,638/ 2020**
 Tax ID: **FMTH-000003R-000005-F000000**

Interior Information

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Bedroom 3			Second	Closet, Full Bath	Office			Second	Closet
Bedroom 4			Second	Above Garage, Closet, Suite	Primary			First	Closet, Full Bath, Soaking Tub, Separate Shower, Suite
Living Room			First		Bedroom			Second	Full Bath, Suite, Walk-in Closet
Family Room			First	Gas Fireplace	Sunroom			First	Three-Season
Kitchen			First	Eat-in Kitchen	Mud Room			First	Closet
Dining Room			First		Media Room			Basement	
Living Room			First	Built-Ins, Gas Fireplace	Other Room			Basement	Rec Room
Den			First	Built-Ins					
Laundry Room			First	Utility Sink					
Family Room			Basement						

Appliances Included: **Cooktop; Dishwasher; Disposal; Dryer; Gas Range; Microwave; Refrigerator; Wall Oven; Washer; Other Appliances: Wall oven**
 Property Features

2 Detached Houses on 1 **No** Lot:
 Construction: **Wood Frame**
 Basement: **Full; Unfinished**
 Info:
 Foundation: **Poured Concrete**
 Materials:
 Exterior: **Clapboard; Wood Siding**
 Roof: **Shingle**
 Heat System: **Forced Air; Hot Air; Multi-Zones**
 Heat Fuel: **Gas Bottled; Propane**
 Water Heater: **Gas**
 Cooling: **Central Air**
 Floors: **Laminate; Tile; Wood**
 Vehicle Storage: **2 Car; Attached; Auto Door Opener; Direct Entry to Living**
 Amenities: **1st Floor Bedroom; Deck; Laundry - 1st Floor; Other Amenities; Pantry; Porch; Porch-Screened; Primary Bedroom w/Bath; Security System; Sprinkler; Storage; Walk-in Closets**
 Accessibility Amenities:
 View: **Scenic; Trees/Woods**

Remarks

Remarks: Stunning custom 4+ Bedroom Colonial situated in a lovely well landscaped setting near a popular golfing community with trails nearby. Viking appliances with two wall ovens and granite counters adorn the open concept gourmet kitchen which overlooks the living area. Three season sunporch with french doors off the living area and the first floor primary bedroom. There is also a second Primary Bedroom suite on the second level. All bedrooms have ensuite bathrooms and there is a convenient office space with closet on the second level. There are also three finished basement rooms that could be additional office space. Easy commute to Interstate 95, the ocean or to the ski mountains from this location. Don't miss this opportunity! Listing/Agent/Office Information

Days On Market: 0	List Date: 08/12/2021	Buyer Agency: 2.5%	Sub Agency:
Pending Date:	Withdrawal Date:	Terminated Date:	Transaction Broker: 2.5%

Listing Office: **Bean Group 2484**

Listing provided courtesy of: