

**Single Family CUSTOMER SYNOPSIS**



**MLS#:** 1095518      **Status:** Current      **Kickout:** No  
 90 Pleasant Avenue, Portland, ME 04108  
**List Price:** \$ 875,000  
**Original Price:** \$ 875,000  
**List Date:** 06/04/13  
**Neigh'd/Assoc:** Peaks Island      **Assoc. Fee /Mo:**  
**Directions:** From Ferry proceed up Welsh St., left on Island Ave. to left onto Pleasant Ave., house is on the left, #90.

**General/Land Information**

**Style:** Shingle Style  
**#Rooms:** 10      **#Bedrooms:** 4      **#Baths:** F = 3 1/2 = 0  
**Year Built /-:** 1865  
 SqFt Fin. Above Grade+/-: 3201      SqFt Fin. Below Grade+/-: 0      SqFt Fin. Total+/-: 3201  
 Source of Square Footage: Seller  
**Color:**      **Lot Size (Acr) /-:** 0.990      **Road Frontage /-:**  
**Source of Acreage:** SELLER  
**Surveyed:** Yes      **Seasonal:** No      **Zone:** IR-2  
**Water Body:** Casco Bay, Ocean  
**WtrFrnt:** No      **Amt Wtr Frntge /-:**      **WF Shared /-:**      **WF Owned /-:**

**Interior Information**

	<b>KT</b>	<b>DN</b>	<b>LR</b>	<b>FR</b>	<b>MBR</b>	<b>2BR</b>	<b>3BR</b>	<b>4BR</b>	<b>OT</b>	<b>OT2</b>
<b>Level:</b>	1	1	1	1	2	2	2	1	2	

**Size:**  
**Cathedral Ceil:** No      **Skylight:** No      **Wood Fireplace:** 2      **Gas Fireplace:** 2      **Heat StoveNo**      **Heat Stove HU:** No  
**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range-Gas, Refrigerator, Washer

**Remarks**

Exquisite 1860's Antique cottage lovingly restored in the English style. Additional wing was seamlessly added creating 2 separate dwellings within 1 facade. Situated on 1 acre lawn w/ sweeping westerly ocean views & Private deeded ROW to Centennial beach.

**Property Features - NOTE: Check Detail Reports for complete list of features.**

<b>Site:</b> Pasture/Field, Well Landscaped	<b>Basement Info:</b> Partial
<b>Driveway:</b> Gravel	<b>Foundation Mtrls:</b>
<b>Parking:</b> 1-4 Spaces, On Site	<b>Exterior:</b> Shingle
<b>Location:</b> Other Location, Near Shopping	<b>Roof:</b> Shingle
<b>View:</b>	<b>Heat System:</b> Forced, Hot Water
<b>Restrictions:</b> No Restrictions	<b>Heat Fuel:</b> Oil, Propane
<b>Recreational Water:</b> Nearby, ROW to Water, Beach Rights, Deeded, Island, Water View	<b>Water Heater:</b> Off Heating System
<b>Roads:</b> Paved, Public	<b>Cooling:</b> No Cooling
<b>Transportation:</b> Deep Water Access	<b>Floors:</b> Tile, Wood
<b>Electric:</b> Circuit Breakers	<b>Vehicle Storage:</b> Off Street Parking
<b>Gas:</b> Bottled	<b>Amenities:</b> 1ST Floor Bedroom, Deck, In-Law Apartment, Laundry-1st Floor, Patio, Po
<b>Sewer:</b> Private	<b>Accessibility Amenities:</b>
<b>Water:</b> Public	<b>Equipment:</b>
<b>Construction:</b> Wood Frame	

**Tax/Deed/Community Information**

**Book/Page/Partial:** 13511/61/All      **Map/Block/Lot:** 87/L/3-6      **Tax Amount/Yr:** \$ 12,540 / (2012)  
**School:**

**Off Market Information**

**Information Provided by: Elizabeth Dubois 006526 EJD**



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**LAgini:** EJD      **List Office:** RE/MAX By The Bay

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