

PROPERTY ADDENDUM

SEBAGO LAKE RETREAT 15 WAWENOCK ROAD, RAYMOND, MAINE

First Level

Entrance Foyer/Hallway (4' x 9'5" + 3'9" x 31'6")

Hardwood and tile floors
Double entrance doors
Vaulted cedar ceiling
Accent lighting
Closet

Powder Room (3'2" x 3'8" + 3'4" x 5'6")

Tile floor
Vanity with Corian counter/sink

Laundry Room (7'5" x 5'7")

Tile floor
Cabinets with Formica work counter
Wash sink
Kenmore dryer, Hotpoint washer

Living Room/Area (16'5" x 15'7")

Hardwood floor
Vaulted ceiling (14')
Cedar ceiling and exposed beams
Ceiling fan
Accent lighting
Built-in speakers
Stone fireplace (wood)
Wall mounted Samsung 39" TV
Built-in stereo cabinet
Lake views
Sliding glass door to lakeside deck

Dining Room/Area (12'7" x 14'5")

Glass atrium
Tile floor
Sliding glass door to lakeside deck
Sliding glass door to stone terrace
Ceiling fan
Lake views

Kitchen Area (13'4" x 21')

Hardwood floor
Vaulted cedar ceiling (14') and exposed beams
Wooden cabinets with Corian counter/sinks
Center work island (8'3" x 5'2") with Corian counter/sink, ample storage and shelving below, raised planter, breakfast bar seating for four
Jenn-Air stove/oven (propane, four burner)

Kitchen Aid refrigerator
Bosch dishwasher
Jenn-Air wall oven (might need repair/replacement)
GE microwave
Pantry (5' x 5'6") with tile floor and ample shelf storage

Master Suite

Bedroom (14'6" x 11'7" + 11'9" x 14'6")

Hardwood floor
Sliding glass door to lakeside deck
Vaulted cedar ceiling with exposed beams
Accent lighting
Built-in speakers
Closet (10')
Built-in Ironing board

Bath (8'4" x 10'9")

Marble floor
Vaulted ceiling (13') with skylight
Raised whirlpool tub with marble surround
Shower stall
Vanity with Corian counter/sink

Guest Suite

Bedroom (11'6" x 10'9" + 3'2" x 9')

Hardwood floor
Cedar ceiling with exposed beams
Lake views
Double closet

Bathroom (4'9" x 8'3")

Marble floor
Vaulted ceiling (13') with skylight
Vanity with Corian counter/sink

Lower Level

Hallway (10' x 15' + 3' x 9'4")

Tile floor
Storage room (4'5" x 14'6" + 4'5" x 12'2")
Cedar closet (4'5" x 4'9")
Storage closet

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Bedroom (11'9" x 12'9")

Hardwood floor
Double closet
Cedar ceiling with exposed beams
Lake views

Bathroom (7'4" x 6')

Tile floor
Tub/shower
Vanity with Corian counter/sink

Bedroom (9'7" x 15'3")

Hardwood floor
Cedar ceiling with exposed beams
Closet
Lake views

Family/Entertainment Room (8'7" x 11'3" + 13'8" x 29'9" + 13' x 11'5")

Tile and hardwood floors
Cedar ceiling with exposed beams
Sliding glass door to lake
Waterford Woodstove
Built-in book/display shelving
Storage closet
Teak wall shelving excluded from sale

Furnace Room (6'3" x 16' + 2'9" x 7'8")

Garage (22' x 25'3")

2 cars
Electric door openers
Heated (radiant)
Exterior door

UTILITIES/SYSTEMS

Heat: 2 systems—Geothermal (2 heat pumps) provides radiant floor heat for entire house and garage, and a wall mounted forced hot air heater (propane)
Partial air conditioning (living room, dining area, master bedroom, family/entertainment room off Geothermal unit)
Hot water: propane fired with booster heat pump supported by Geothermal unit
Air exchanger circulates fresh air every 3-4 hours throughout entire house
Electrical service: 200 amps
Drilled well
Septic system
Security system
Internet/TV cable
Wired for manual generator
Central vacuum system

OTHER PROPERTY FEATURES

Granite entrance steps
Stone terrace (43' x 17' + 12' x 8') off dining area
Lakeside deck (22' x 8' + 12' x 25') access from living room, dining area, master bedroom
Boat shed (8'4" x 8'4") at water's edge
Steps to pebble/sand beach
Dock (4' x 40')
Swim float (8' x 8'3")
Mooring

COVENANTS/RESTRICTIONS/ EASEMENTS OF RECORD

See survey
See deed



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SEBAGO LAKE RETREAT
15 WAWENOCK ROAD, RAYMOND, MAINE

LEGAL FROM CUMBERLAND COUNTY

REGISTRY OF DEEDS:

Book 31230, Page 190 (deed)
Plan Book 196, Page 248 (survey)

**INFORMATION FROM THE TOWN OF
RAYMOND**

Tax Map 71, Lot 71A
Taxes: \$19,339 (2018)
Acreage: 4.1± acres

**INFORMATION FROM LEWIS & WASINA
SURVEY DATED MAY 22, 1996**

Acreage: 4.1± acres
Waterfrontage: 368' on Sebago Lake

All measurements are approximate.

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\$1,485,000

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