

PROPERTY ADDENDUM

NEWBURY POINT PHIPPSBURG, MAINE

FIRST LEVEL

Entrance Foyer (8' x 8')

Tile floor
Open staircases to second and lower levels
Closet

Hallway (3'2" x 11')

Brazilian cherry floor
Accent lighting

Living Room (3' x 3'4" plus 23' x 16'5" plus 7' x 11')

Brazilian cherry floor
Fireplace (wood) with stone surround and hearth
Custom built-in cabinetry for books, display and entertainment
Accent lighting
Ocean views

Dining Room (9'8" x 12'7")

Brazilian cherry floor
Custom lighting
Built-in sideboard with glass front cabinets, drawers and ample storage
Wall of glass overlooking the water
China closet (2'9" x 5'7")

Kitchen (15' x 18'6")

Brazilian cherry floor
Custom birch cabinets
Granite counters provide ample work space, double S/S sinks with disposal and wet bar area
Center island (3'6" x 8') with granite counter, perimeter seating breakfast bar and storage below
Viking 6 burner stove (propane) with custom vent/lighting
Bosch dishwasher
Subzero refrigerator
GE convection wall oven
GE convection wall microwave
Pantry
Ceiling fan
Sliding glass door to waterside deck

Hallway (3'7" x 19') plus 2'5" x 3'4")

Brazilian cherry and tile floor

Two utility closets

Accent lighting

Possible location for a future elevator

Door to garage

Half Bath (5' x 9')

Tile floor
Pedestal sink

Laundry Room (9' x 11')

Tile floor
Wooden cabinets
Formica counters with soapstone wash sink
Built-in ironing board
Maytag washer and dryer
GE refrigerator
Imperial freezer

SECOND LEVEL

Library/Landing (9'5" x 8'4" plus 2'8" x 8'8")

Oak floor
Built-in book/display shelves
Sliding glass door to waterside deck

Office (15' x 15'8")

Oak floor
Built-in bookshelves
Built-in cherry work counter
Built-in shelves, drawer storage
Under-eave storage closets
Skylight
Ceiling fan
Accent lighting

Hallway (3'5" x 17'5")

Oak floor
Walk-in closet (5'7" x 8'3")
Double closet
Walk-in closet (5' x 6'5")

Bathroom (5' x 10'3")

Tile floor
Shower stall with tile surround
Tile half walls
Wood vanity with Formica counter
Skylight



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Bedroom/Family (21' x 27')

Oak floor
Accent lighting
Ceiling fan
Three skylights
Sliding glass door to deck (4'6" x 11'4")
Built-in storage
Staircase to first level/exterior

Master Bedroom Suite

Bedroom (13'8" x 18'5")
Oak floor
Built-in counter with drawer storage below
Three skylights
Under eave storage
Wall mounted Sony HD TV
Sliding glass door to deck (5' x 6') with water views

Walk-in Closet (6'5" x 16'9")

Oak floor
Ample hanging/shelf/drawer storage

Bathroom (8'8" x 16')

Tile floor
Deep soaking tub with granite surround
Large glass/tile shower
Tile half walls
Double vanity with granite counter
Custom lighting
Two medicine cabinets

LOWER LEVEL

Landing/hallway (6'5" x 9'7" plus 2'9" x 8')

Tile floor

Sun/Sitting Area (10' x 12')

Tile floor
Wall of glass provides water views
Door to screened porch

Screened Porch (11' x 19')

Water views
Accent lighting
Ceiling fan

Built-in speakers
Door to the exterior

Family Room (17' x 18')

Tile floor
Wood stove
Built-in bookshelves
Pine walls
Ceiling fan
Accent lighting
Sliding glass door to stone terrace

Bedroom (12'7" x 14'2")

Tile floor
Closet
Water views

Bathroom (8' x 8')

Tile floor
Tile half walls
Tub/shower
Built-in shelves
Wood vanity with granite counter

Bedroom (11' x 14')

Tile floor
Two closets
Built-in shelves

Storage Room (6' x 13')

Tile floor
Built-in shelves

Garage (21' x 22'7" plus 3'9" x 12')

Two-car
Electric door openers
Door to hall with door to exterior and staircase to second level
Door to battery/storage room

Storage/Battery Room (7'4" x 17') with additional storage space below

Door to exterior



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Utilities/Systems

Heat: oil-fired forced hot water (Peerless furnace), baseboard with radiant on the lower level and master bathroom

Hot Water: off heating system

Electrical System: 200 AMP in addition to solar electrical system (Victron Energy) consisting of two invertors (Outback Power Systems) and twelve deep cell batteries

Drilled well with water filtration system

Septic System

Security System

Internet and TV: via satellite and DSL with land cable from Spectrum to be installed

Generator: Onan 12 KW (propane-fired, auto start)

Other Property Features

Covered entrance porch (5'9" x 18'9")

Waterside deck off kitchen (11' x 17')

Stone terrace with fire pit

Formal landscaping

Association sand beach

Stairs to the waterfrontage/Anchorage

Anchorage includes an aluminum ramp (30'), float (10' x 10', 5'+/- feet at low tide) and mooring (2000-pound granite block, 20' +/- feet at low tide)

Covenants/Easements/Restrictions

Of record: see the deed, survey and protective covenants

Legal from the Sagadahoc County Registry of Deeds

Book 2,106 Page 98 (deed)

Book 1,481 Page 96 (amendment to protective covenants)

Book 612 Page 99 (protective covenants)

Plan Book 29 Page 47 (survey)

Information from the Town of Phippsburg

Tax Map 27 Lot 18

Taxes: \$8411.72 (2019)

Information from Newbury Point Subdivision Survey

Acreage: 1.84 acres

Waterfrontage 346± feet (owned) and 494± feet (shared/association Sand Cove Beach) on Small Point Harbor

All measurements are approximate.

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