

MLS #: 1531933
Status: Active

County: York
Property Type: Residential

Public Detail Report
Seasonal: Yes

List Price: \$1,250,000
Original List Price:
\$1,250,000

Directions: Follow Route 1 to Short Sands Road. Take a left onto Ridge Road, then a right onto Church Street. Take a left on to Long Beach Avenue and then a right onto Broadway. House is 2nd on the right. Look for sign.



3 Broadway
York, ME 03909

List Price: \$1,250,000
MLS#: 1531933



General Information

Sub-Type: Single Family Residence	Year Built: 1940	Rooms: 15	Sqft Fin Abv Grd+/-: 2,470
Style: Cottage; Multi-Level; New Englander	Fireplaces Total: 0	Beds: 8	Sqft Fin Blw Grd+/-: 0
Color: Tan		Baths: 3/0	Sqft Fin Total+/-: 2,470
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Water Body: Atlantic Ocean	Road Frontage +/-: 45
Lot Size Acres +/-: 0.08	Water Views: Yes	Water Body Type: Ocean	Source of Rd Front: Public Records
Source of Acreage: Public Records			Zoning: Res-5
Surveyed: No			Zoning Overlay: No
			Bank Owned REO: No

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0	
Full Baths Lvl 2: 1	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; Dryer; Electric Range; Microwave; Refrigerator; Washer; Other Appliances: 3 Refrigerators total

Room Name	Length	Width	Level	Room Features
Kitchen	11	15	First	Eat-in Kitchen
Living Room	14	19	First	
Dining Room	12	15	First	
Family Room	7	25	First	
Laundry Room	8	12	First	
Bedroom 1	12	8	Second	Closet
Bedroom 2	14	12	Second	Closet
Bedroom 3	11	9	Second	Closet
Bedroom 4	11	13	Second	Closet
Bedroom 5	10	12	Second	Closet
Bonus Room	12	13	Third	

Room Name	Length	Width	Level	Room Features
Sunroom	14	19	First	
Bedroom 6	10	12	Third	Closet
Bedroom 7	12	11	Third	
Bedroom 8	18	10	Third	

Property Features

Site: Level; Open; Sidewalks	2 Dtchd Houses on 1 Lot: No
Driveway: Other	Construction: Wood Frame
Parking: 5 - 10 Spaces; Off Street; On Site	Basement Info: Crawl Space; Dirt Floor; Unfinished
Location: Near Public Beach; Near Shopping; Neighborhood	Foundation Materials: Stone
Restrictions: Other Restrictions	Exterior: Clapboard; Vinyl Siding
Rec. Water: Nearby; Public	Roof: Shingle
Roads: Paved; Public	Heat System: Forced Air
Transportation: Major Road Access	Heat Fuel: K-1/Kerosene
Electric: Circuit Breakers	Water Heater: Electric; Tank
Gas: No Gas	Cooling: Central Air
Sewer: Public Sewer	Floors: Carpet; Tile
Water: Public; Seasonal	Veh. Storage: No Vehicle Storage
Equipment: Cable; Internet Access Available	Garage: No
Basement Entry: Exterior Only	Amenities: 1st Floor Bedroom; Bathtub; Deck; Furniture Included; Glassed-in Porch; Laundry - 1st Floor; Laundry - Hookup; Porch; Shower
	View: Scenic
	Energy Efficiency: Ceiling Fans

Tax/Deed Information

Book/Page/Deed: 16637/826/	Full Tax Amt/Yr: \$7,447/ 2022	Map/Block/Lot: 27/1/74
Deed/Conveyance Type Offered: Partial Warranty	School District: York Public Schools	Tax ID: YORK-000027-000000-000074

Remarks

Remarks: TAKE A STEP BACK IN TIME from this quintessential cottage in York Beach, Maine ~ previously known as the "The Bennett's Guest House!" Original knotty pine walls and built-in's are accented by some of the modern amenities including central air conditioning and updates like newer carpeting, tiled

floors, and new kitchen counters. Walk into the main living room and feel like you're receiving a warm hug from a bygone era. The Atlantic Ocean at Short Sands Beach is only a few hundred feet away and offers a beautiful sandy beach coastline and surrounded by and featuring fine and casual dining, gift shops, an amusement park, live music and so much more! The sounds of crashing waves and the smell of the sea is complimented by ocean views from some of the top story bedrooms, of which there are a total of eight to choose from. The third floor features a small kitchenette/dining/living area and 3 bedrooms and full bath. Relax in the sunroom or on the enclosed front porch then stroll to one of your favorite eateries or enjoy an ice cream with your feet in the sand and salty breeze in your face. The outdoor shower is perfect to rinse off the day and get ready for a fun-filled evening of live music at the Ellis Park Gazebo or enjoy a delicious dinner at one of the nearby restaurants. This property is seasonal with seasonal public water but access to year-round public water is at the street. Sellers are acquiring a permit to convert to year round water which can be transferred if buyers choose to do this. Maintain this unique property as-is or bring new life into it, if desired. Property has been used as an investment, but has been lovingly cared for and has years of solid consistent rental numbers. It is rented weekly this summer through August 27th. Most furnishings will convey with the sale. Just over an hour to Boston, MA or the Portland Jetport and only 15 minutes to Ogunquit Village or Portsmouth, NH. Don't miss out on this one!

LO: Coldwell Banker Yorke Realty

Listing provided courtesy of:



Lori Barrett

Coldwell Banker Yorke Realty
529 US Route 1 Suite 101
York, ME 03909
207-337-1515
207-363-4300

LoriBarrettBroker@gmail.com

<http://www.LoriBarrettBroker.com>



COLDWELL BANKER
YORKE REALTY

Prepared by Lori Barrett on Friday, June 10, 2022 2:45 PM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2022 and [FBS](#).

