Public Detail Report

MLS #: 1531933 County: York Seasonal: Yes List Price: \$1,250,000 Status: Active Property Type: Residential **Original List Price:** \$1,250,000

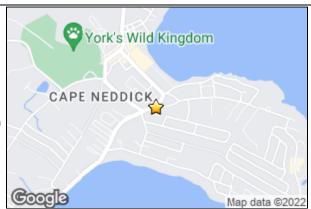
Directions: Follow Route 1 to Short Sands Road. Take a left onto Ridge Road, then a right onto Church Street. Take a left on to Long Beach Avenue and then a

right onto Broadway. House is 2nd on the right. Look for sign.



3 Broadway York, ME 03909

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Source of Sqft:

Public Records

General Information

Sub-Year Built: 1940 Rooms: 15 Sqft Fin Abv Grd+/-: 2,470 Single Family Residence Sqft Fin Blw Grd+/-: 0 Type: Fireplaces Total: 0 Beds: 8 **Baths:** 3/0 Sqft Fin Total+/-: 2.470 Cottage; Multi-Level; New

Style: Englander Color:

Tan **Land Information**

Leased Land: Waterfront: No. Water Body: Atlantic Ocean Road Frontage +/-: 45 Nο

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: **Zoning Overlay:** No Bank Owned REO: No

Interior Information

Full Baths Bsmnt: 0 Half Baths Bsmnt: 0 VA Certification:

Full Baths Lvl 1: Half Baths LvI 1: 0 Full Baths Lvl 2: Half Baths Lvl 2: Full Baths Lvl 3: Half Baths Lvl 3: 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 1 Level **Room Features** Kitchen 11 15 First Fat-in Kitchen Living Room 14 19 First Dining Room 12 15 First Room Name **Length Width Room Features** <u>Level</u> Family Room 25 7 First Sunroom 14 19 First Laundry Room R 12 First Bedroom 6 10 12 Third Closet Bedroom 1 12 8 Second Closet Bedroom 7 12 11 Third Bedroom 2 14 12 Second Closet Bedroom 8 18 10 Third Bedroom 3 9 Second Closet 11 Bedroom 4 13 Second Closet 11 Bedroom 5 10 12 Second Closet

Property Features

Site: Level; Open; Sidewalks

Driveway: Other

Bonus Room

Parking: 5 - 10 Spaces; Off Street; On Site

12

Location: Near Public Beach; Near Shopping; Neighborhood

13

Third

Restrictions: Other Restrictions Rec. Water: Nearby; Public Roads: Paved; Public

Transportation: Major Road Access

Electric: Circuit Breakers

Gas: No Gas Sewer: Public Sewer Water: Public; Seasonal

Equipment: Cable; Internet Access Available

Basement Entry: Exterior Only

2 Dtchd Houses on 1 Lot: No Construction: Wood Frame

Basement Info: Crawl Space; Dirt Floor; Unfinished

Foundation Materials: Stone Exterior: Clapboard; Vinyl Siding

Roof: Shingle

Heat System: Forced Air Heat Fuel: K-1/Kerosene Water Heater: Electric; Tank Cooling: Central Air

Floors: Carpet; Tile

Veh. Storage: No Vehicle Storage

Garage: No

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/ Partial Tax ID: YORK-000027-000000-000074

Offered:

Deed/Conveyance Type Warranty Full Tax Amt/Yr: \$7,447/ 2022 Map/Block/Lot: 271174 School District: York Public Schools

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





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

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