

#### **First Level:**

##### **Entrance Foyer (8' x 8'6")**

Slate floor  
Wood walls and ceiling with exposed beams  
Custom lighting  
Door to covered walkway and workshop

##### **Entrance Hallway (6' x 12'4")**

Porcelain tile floor  
Double closet  
Wood walls and ceiling  
Accent lights  
Views of lake

##### **Great Room/Dining Area (21'4" x 32'9" plus 4'4" x 8'6")**

Porcelain tile floor  
Massive (freshwater) granite fireplace with wood storage  
Vaulted ceiling (27'5") with glass atrium and lighting  
Wood walls and ceiling with exposed beams  
Custom arts and crafts chandelier  
Wall of glass overlooking lake  
Glass door to waterside deck  
Daybed reading area  
Custom log and twig staircase to second level  
Glass door to screened three season porch  
Wall mounted Sony TV

##### **Kitchen (15' x 16'9")**

Porcelain tile floor  
Custom wood cabinetry  
Granite counters  
Double sink with disposal  
Center Island (3'2" x 4') with ample storage below  
Accent lighting  
Built in book shelves  
Wolfe stove (propane) with 4 burners and grill with Viking hood  
Subzero refrigerator  
Gaggenau double wall ovens

Bosch dishwasher  
Broan trash compacter  
Wet bar area with sink

**Office** (10'5" x 8'6" plus 8' x 5'7")

Porcelain tile floor  
Built in desk with shelves and drawers below  
Built in shelves, cabinets, and drawers provide ample storage  
Accent lighting

**Master Bedroom Suite** (16'2" x 15'9")

Carpet floor  
Wood walls and ceiling with exposed beams  
Vaulted ceiling (18'2")  
Accent lighting  
Beautiful views of lake

**Master Bathroom** (9'2" x 14'9' plus 3'5" x 3'6")

Tile floor  
Custom wood vanity with marble counter  
Custom cut granite wave wall motif  
Separate vanity area with granite counter  
Glass and granite shower  
Raised deep soaking whirlpool (Aquatic) tub  
Skylight

**Master Walk-In Closet** (8'3" x 10'8")

Carpet floor  
Built in drawers and shelves  
Ample hanging storage  
Accent lighting  
Skylight

**Hallway** (4'5" x 18' plus 3'6" x 6')

Porcelain tile and slate floor  
Linen closet  
Recessed Whirlpool refrigerator  
Wood walls and ceiling with exposed beams  
Door to garage

**Bedroom** (11'3" x 11'5" plus 2'3" x 2'8")

Carpet floor  
Double closet  
Wood walls and ceiling  
Lake views

**Bathroom** (6'3" x 6'5" plus 2'7" x 3'8")

Tile floor  
Built in cabinets and shelves  
Custom vanity with marble counter and ceramic sink  
Shower

**Bedroom** (11'3" x 12')

Carpet floor  
Wood walls and ceiling  
Double closet  
Lake views

**Laundry Room** (5'2" x 7'4")

Ceramic tile floor  
Built in cabinets  
Built in shelves and hanging storage  
Kenmore Washer  
Maytag Dryer

**Three Season Screen Porch** (12'5" x 22')

Vaulted ceiling with skylights  
Custom lighting  
Glass window inserts for colder months  
Glass door to waterside deck  
Expansive lake views

**Second Level:**

**Second Level Family Area** (17'4 x 32'9" plus 3'2" x 6'5")

Carpet floor  
Custom (post and twig) railing overlooking great room with views of the lake  
Vaulted Ceiling (13'5")  
Exposed post and beam wood ceiling

Built in glass front cabinets  
Built in book/display/media cabinetry with storage below  
Custom lighting

**Walk-In Cedar Closet (9' x 16')**

Carpet floor  
Ample storage

**Hallway (4' x 6'2")**

Double closet

**Bedroom (11'5" x 14'7" plus 4'5" x 11'6")**

Wood walls  
Water views

**Bathroom (5'8" x 5'4" plus 2'5" x 4'7")**

Tile floor  
Wooden vanity with granite counter  
Wood half walls  
Tub/shower

**Art Gallery/Hall (6'3" x 18'6")**

Carpet floor  
Room designed to display artwork  
Custom lighting  
Custom railing to hang artwork

**Studio/Bedroom, or Apartment (17'3" x 20'9" plus 5'5" x 13'7)**

Wood floors  
Wood ceiling with skylights  
Storage closet  
Sink  
Room is designed to be a studio, bedroom, or apartment with provisions for staircase to first level private entry, plumbed for bathroom

**Garage (22'7" x 25'9" plus 7'5" x 18'3" plus 4' x 14'9")**

3 Bays with electric openers  
Radiant floor heat  
2 doors to driveway

Access to basement

Designed for interior staircase to second level apartment or studio

#### **Basement**

Full and unfinished

Provides ample storage

Safe/file Room (8' x 8')

Storm Room (13' x 19') steel and concrete reinforced

#### **Workshop (19' x 21')**

Concrete floor with radiant heat

Vaulted ceiling (13'8")

One bay garage with door

240 volts to shop for heavy equipment or electric car

Wash sink

Separate propane fired Burnham furnace with forced hot air

Possible covert this space into a guest cottage

#### **Other Property Features**

Waterside Deck (11'5" x 37') Accessed from great room and screened porch with ample storage below

Stone walkways and walls

Mature hardwood trees and plantings

Protected sand beach

Stone/concrete pier (8' x 60') with water, electric and accent lighting. Ramp (4' x 12') and boat dock (6' x 26') with swim ladder. Over 5 feet of water at dock when lake levels are low.

Fenced dog enclosure

#### **Utilities/Systems**

Heat - forced hot water /radiant heat throughout entire house, garage, and workshop. Propane fired Burnham furnace

Hot water - off furnace with a "Superstor" tank

Electrical Service – 200 amps

Generator- Propane fired 30 KW

Central Air conditioning with 3 zones

Central Vacuum System

Security System

Drilled Well

Septic System – designed for six bedrooms



## PROPERTY ADDENDUM

### DEEP COVE ON SEBAGO LAKE RAYMOND, MAINE

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Heat Recovery Ventilation (HRV) System ventilation system. Provides a continuous supply of filtered fresh air to all living areas of the house. Fresh air exchange is now recognized as a primary defense against COVID-19.

Internet/TV via cable

Omni Light Sound System

Irrigation system

Invisible dog fence

#### **Covenants/Easements/Restrictions**

Of record, see deed and survey. Possible fence encroachment on west boundary line of property.

#### **Information from the Cumberland County Registry of Deeds**

Book 11,126 Page 347 (deed)

Plan Book 33 Page 66 (survey, shown as Lot 20)

#### **Information from the Town of Raymond**

Tax Map 60 Lot 20

Acreage: .76 acres

Waterfrontage: 129 feet (tie-line) on Deep Cove/Jordon Bay and Sebago Lake

Taxes: \$14,343 (2020)

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*All measurements are approximate.*

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