

PROPERTY ADDENDUM

13 PHILLIPS COVE ROAD
YORK MAINE

First Level

Foyer (9' x 9'9" plus 4' x 4'4")

Stone floor
Ocean views
Closet (3'6" x 4') with access to a small storage area

Powder Room (5'5" x 8'5")

Stone floor
Custom corner vanity with granite counter and raised glass sink
Custom lighting and fixtures

Living Room Area (22'5" x 23'3")

Hardwood floor
Fireplace (propane) with stone surround and hearth
Built-in bench seating in "bay widow" area
Accent lighting
Built-in speakers
Door to main level oceanside deck

Dining Room Area (15'5" x 15'8")

Hardwood floor
Vaulted ceiling (19') with custom lighting fixture
Built-in speakers
Glass door to main level oceanside deck
Main/front staircase to second level

Kitchen/Breakfast Area (16'9" x 22'9" plus 7' x 11' in turret area)

Hardwood floor
Custom cabinetry with granite counters and two sinks
Large center work island with breakfast bar seating for 4, sink, Sub-Zero beverage cooler and ample storage below
Vaulted ceiling (15') with custom lighting fixture over island
Built-in cabinetry for electronics/TV
Built-in book/display shelves in turret area
Sub-Zero refrigerator

DCS 4 burner plus 2 grill (propane) stove with 2 electric ovens and S/S hood/vent
Miele dishwasher
Sharp microwave
Built-in speakers
Door to screened porch

Office/Pantry (8'5" x 10')

Hardwood floor
Built-in desk with storage cabinets and shelving
Built-in ironing board
Vaulted ceiling (15') with fan
Built-in speakers

Media Room/Possible First Level Bedroom Suite)

Media/Bedroom (11'9" x 27' plus 6' x 11'8")

Carpet floor
Fireplace (propane) with granite surround and hearth
Vaulted ceiling (17'9") with 2 fans
Built-in cabinetry with display shelving
Closet
Accent lighting
Built-in speakers
Glass door to east covered porch

Bathroom (6' x 12'8" plus 2'3" x 5'9")

Tile floor
Vanity with Corian counter and sink
Closet
Large deep soaking whirlpool tub (Jason)
Separate glass/tile shower with stone accents

Laundry Room (6' x 10'9")

Tile floor
Built-in cabinets with Formica counters
Wash sink
Maytag washer
Fisher & Paykel dryer
Door to west open deck

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Service Entrance/Mud Room (8'5" x 11'9")

Tile floor
Two closets
Back staircase to guest suite over garage
Door to garage
Service door to driveway

Second Level - via Main/Front Staircase from Dining Room Area, custom built with lighted newel posts and built-in lighted display cubbies in the staircase wall

Master Bedroom Suite

Bedroom (13' x 20'5")

Carpet floor
Vaulted ceiling with fan
Built-in speakers
Large curved wall of windows with custom shutters and door to ocean side deck (6'7" x 19')

Bathroom (7'2" x 17'9" plus 3'7" x 3'8")

Tile floor
Large linen closet
Deep- soaking whirlpool tub (Jason)
Separate glass/tile shower with multiple shower heads and seating
A 7' vanity with stone counter
Built-in speakers
Custom lighting

Walk-in Closet (6'8" x 11')

Carpet floor
Built-in drawers/shelves/hanging units
Access to air handler

Second Level- via Back Staircase from Service/Mud Room

Guest Bedroom Suite

Bedroom (4' x 5'4" plus 13' x 25' plus 6'9" x 11')

Carpet floor
Ceiling Fan

Two double and one single under eave closets/storage areas
Built-in speakers

Bathroom (4'9" x 10'4" plus 3'4" x 8'4" plus 4' x 4'2")

Tile floor
Tub/shower
Vanity with Corian counter and sink
Built-in speaker

Lower level - off foyer with custom built staircase with lighted newel posts

Hallway (8'4" x 18')

Tile floor
Double glass doors to family room
Door to wine cellar

Wine Cellar (8' x 9')

Carpet floor
Custom bottle shelving
Custom lighting
Climate controlled (Breezaire)
Built-in speakers

Family Room (15'3" x 19'5" plus 7'3" x 6')

Tile floor
Cabinets with Formica counter and S/S sink
Danby refrigerator
Panasonic microwave
Built-in speakers
Doors to lower oceanside terrace

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Bedroom Suite

Bedroom (15'8" x 14'2" plus 9'7" x 13'6")

Carpet floor
Two Closets
Door to lower oceanside terrace
Door to systems/storage room

Bathroom (5'6" x 10'8" plus 2'2" x 4'4" plus 2'7" x 5'6")

Tile floor
Tub/shower
Vanity with Corian counter and sink
Built-in display shelving

Hallway (3'2" x 10'6")

Tile floor
Storage closet (3'6" x 4'5")
Door to bathroom
Door to furnace room (6'9" x 8'2")

Exercise Room (possible bedroom) (4' x 5' plus 11'4" x 17'6")

Tile floor
Storage room/walk-in closet (7'9" x 9'9") with shelving and a double closet
Sauna (4' x 7'2") with tile floor, cedar lined and TYLO heating unit
Built-in speakers
Door to lower oceanside terrace
Door to bathroom

Bathroom (8'4" x 11'3")

Tile floor
Vanity with Corian counter and sink
Corner shower with steam (Jacuzzi)

Systems/Storage Room (5'2" x 16'3" plus 16'9" x 19'8" plus 6' x 7'8")

Walk-in closet (5'7" x 8')

Garage (24'9" x 35')

Three car bays with electric openers
Heated (Modine)
Maytag refrigerator
Door to west open deck

Systems/Utilities

Heat: Oil-fired forced hot water (Viessmann) radiant with baseboard in bedroom suite over garage, two 330-gallon tanks
Hot Water: Off furnace to booster ("Horicell"-Veissmann)
Electrical Service: 200 amps
Drilled Well: with water filtration system; public water available at street
Septic System: 4-bedroom design
Security System: with surveillance
Generator: 12 KW (Generac), propane-fired
Central Air Conditioning
Sound System: with built-in speakers
Irrigation System (RainBird)
Davis Weather Monitor II

Other Property Features

Ocean views with deeded right of way/access to rocky beach on the Atlantic Ocean
Formal Covered Entrance porch (4'6" x 22') with flagstone surface and steps, custom lighting
West Open Deck (7'5" x 11') off laundry room and garage
Screened Porch (10' x 16') with vaulted ceiling (15'), ocean views, doors to open ocean side deck (6'9" x 10'6"), kitchen and west open deck
Main Level Ocean Side deck (15' x 16' plus 11'6" x 26') with stone pillars, accent lighting, ocean views and doors to living and dining rooms
East Covered Porch (4'4" x 25') with ocean views, storage below (4'2" x 24'7"), door to media room
Lower Ocean Side Terrace (20' x 25') partially covered/partially open, accent lighting, stone walkways connecting lower level family room, exercise room and bedroom suite



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Professional landscaped grounds/gardens with mature plantings and trees
Paved driveway with granite curbing
Three raised vegetable/flower planting beds, each 8' x8' with granite sides

Information from the Town York, Maine

Old Tax Map 100 Lot 1-I
New Tax Map 153 Lot 25
Acreage: 1.39 acres
Taxes: \$19,565 (2018-2019)

Covenants/Easements/Restrictions

See the deed, survey and protective covenants
Phillips Farm Homeowner's Association (\$800+/- per year)

Information from the York County Registry of Deeds

Book 16,967 Page 11 (deed)
Book 8,779 Page 305 (protective covenants)
Book 10,154 Page 123 (amended protective covenants)
Book 15,732 Page 962 (second amended protective covenants)
Plan Book 240 Page 30 and 31 (survey)
Plan Book 353 Page 13 (amended survey)

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\$2,295,000

John Saint-Amour | jsaint-amour@landvest.com | 207-874-6160

36 Danforth Street, Portland, Maine 04101 | Tel: 207-774-8518 | Fax: 207-774-5845
www.landvest.com