

# The Colony | Lot 37

## Lot and New Home: \$1,100,000



THE COLONY

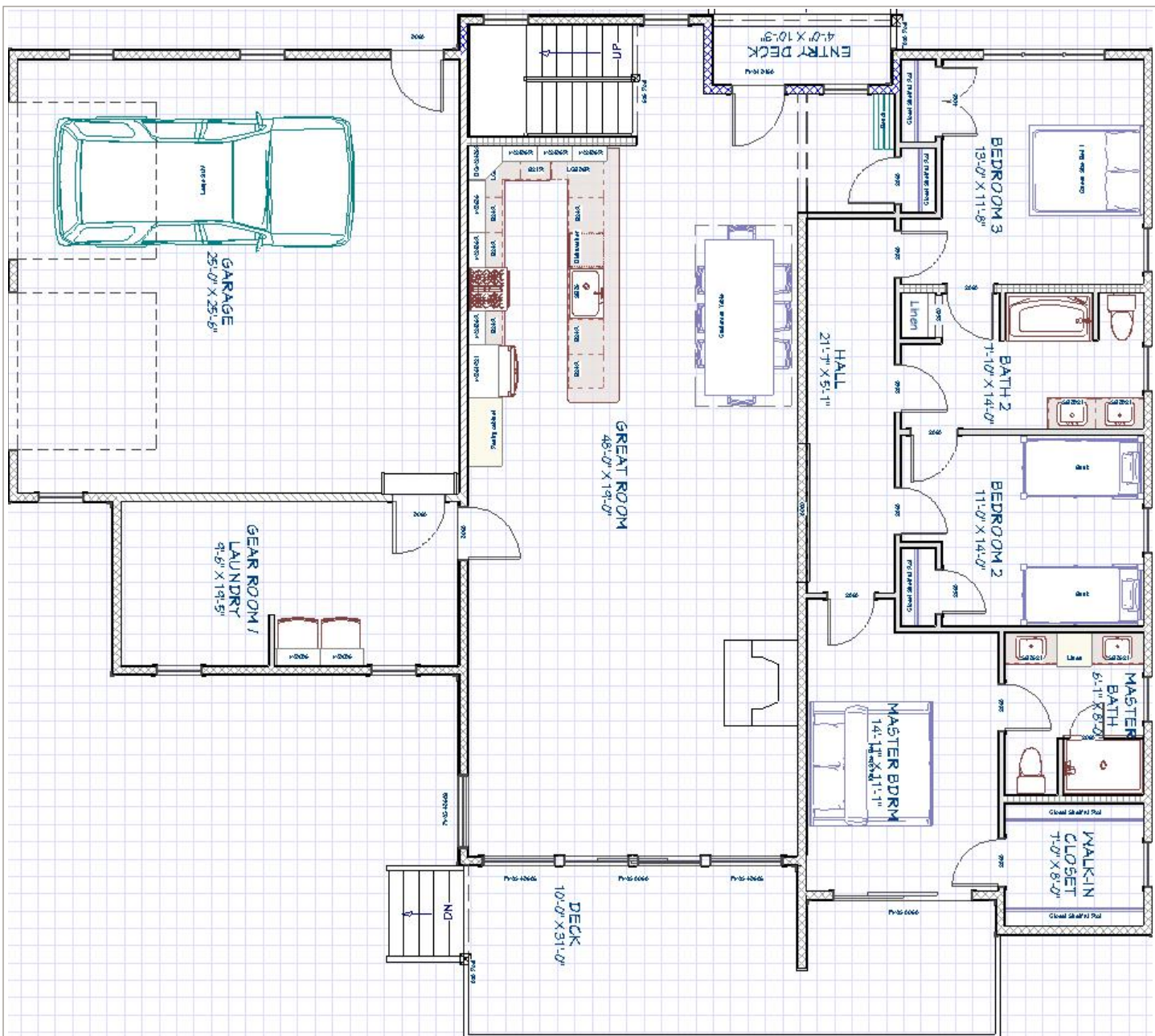
AT SUNDAY RIVER

Each home in The Colony has been masterfully designed to be highly efficient along with gorgeous new architectural features. They have preferred ski parking at South Ridge Base Lodge and prime views of the ski area from their private locations.

- Preferred ski parking
- Five bedrooms, three bathrooms
- Loft area and family room
- Wood burning fireplace
- Vaulted great room
- Gear room/mud room for skis and ski boots
- Intelligent use of space
- Large mountain view deck
- Private 1.22 acre location on a private road

The Colony at Sunday River  
Call: 207-824-7460  
[info@thecolonyatsundayriver.com](mailto:info@thecolonyatsundayriver.com)

[thecolonyatsundayriver.com](http://thecolonyatsundayriver.com)



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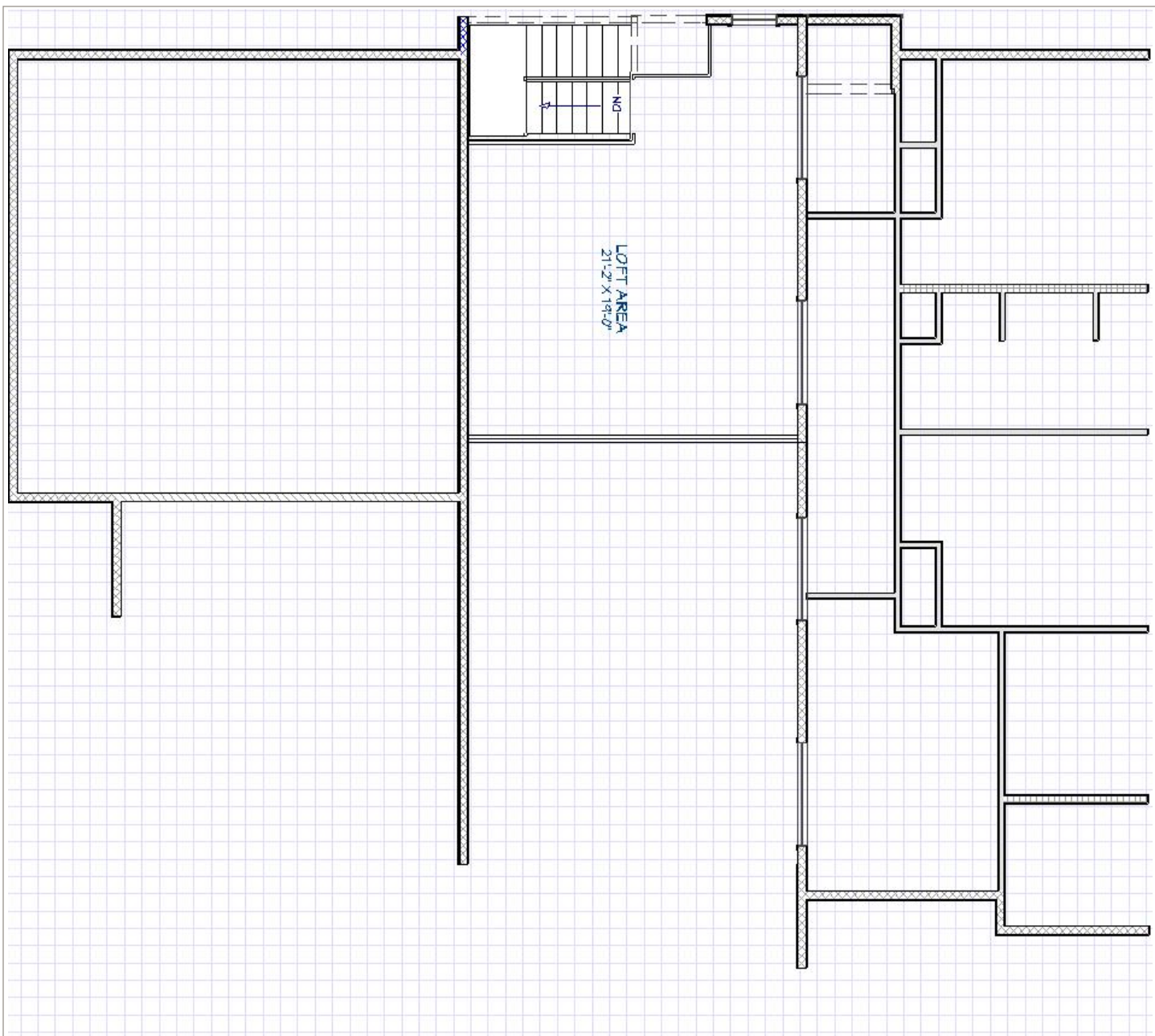
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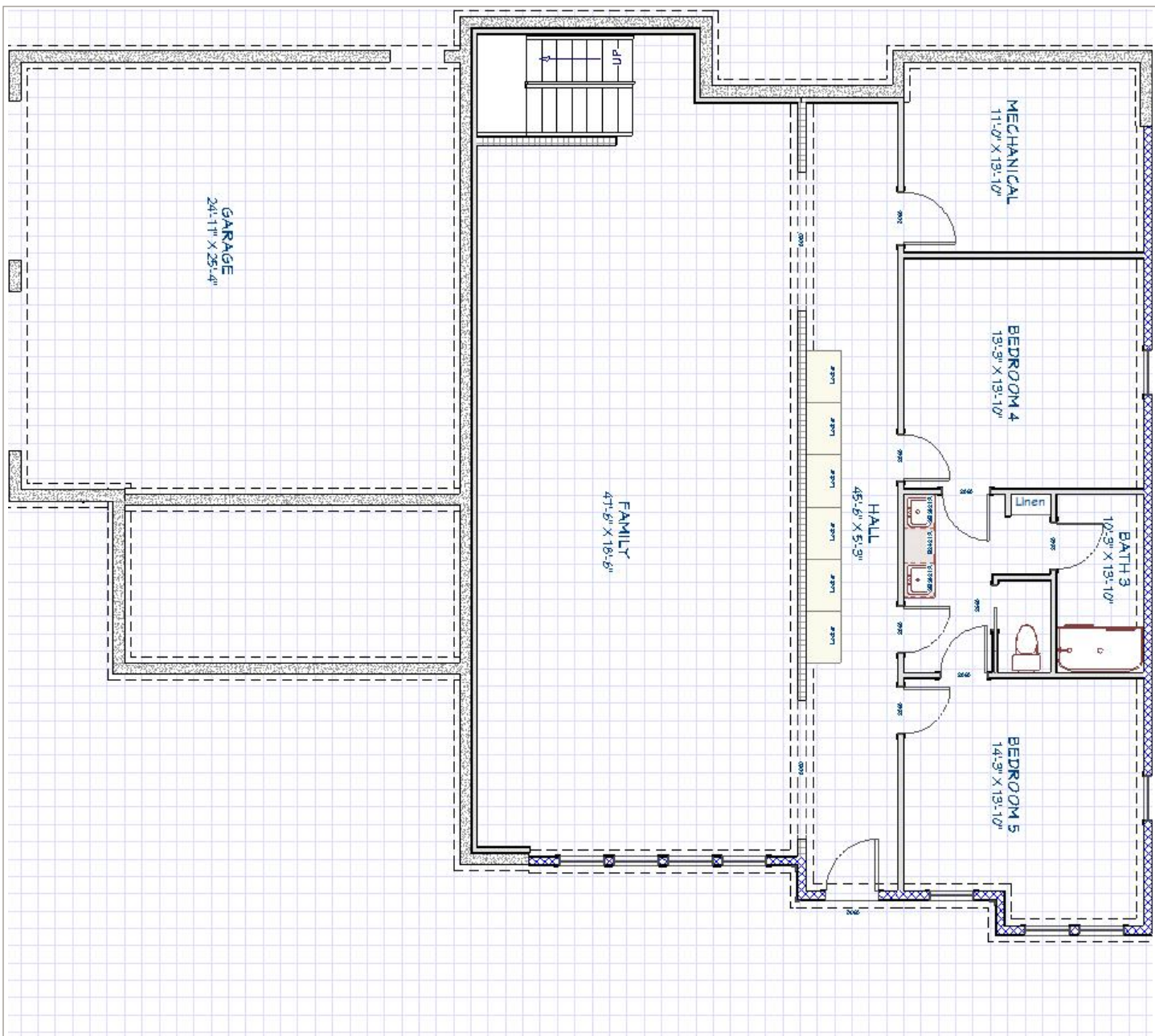




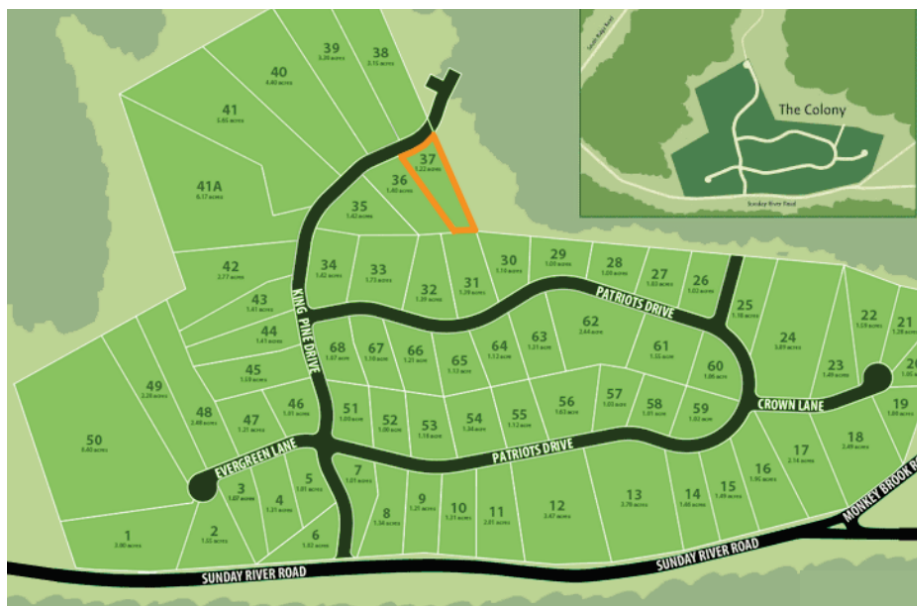


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# Property Description

## 87 King Pine Drive; Newry, ME 04261

### Property Type

- Private 1.22 acre land lot
- New construction home being built
- Mountain View of Sunday River

### Contract Info

- \$1,100,000
- \$236.05 per sq ft

### Directions

- From I-95 North, take Rte 26 west to Bethel, ME. Take the Sunday River access road and follow to The Colony Development (~5 miles) on left.

### Location Info

- Mountain View of Sunday River
- Access to Sunday River
- Preferred parking at South Ridge Lodge

### Property Info

- Surveyed (yes)
- Type of house: single family, detached
- 5 bedrooms, 3 bathrooms
- Year built: 2020
- 4,660 sq ft

### Property Details

- Garage
- Drilled artesian well
- Extensive closet storage
- Central propane radiant heat
- Fireplace
- Gear room & laundry on main floor
- Spacious, private master suite
- Large deck for outdoor living space
- Dual sink vanities in all bathrooms
- Located on a private road

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# Spec Sheet | Lot 37 | 87 King Pine Dr.

**Septic:** 1500 Gal. tank and pump with four bedroom field professionally engineered, certified and installed.

**Driveway:** 12 inch base, 3 inch finish gravel surface installed and compacted.

**Well:** Drilled

**\*\*Fixtures Plumbing:** Gerber toilets and under-mount lavatories, center set chrome fixtures, and fiberglass tub and walkout level shower

**\*\*Fixtures Electrical:** Recessed LED lighting throughout, pendants over island and table, surface mounted fixtures in bedrooms. Bath fans, and vanity fixtures.

**\*\*Flooring Hardwood:** 5 inch wide plank engineered hardwood with rustic look throughout kitchen and great room.

**\*\*Flooring Carpet:** Carpet throughout walkout level, stairs, bedrooms, and a loft.

**\*\*Flooring Tile:** Porcelain and natural stone tile laundry, bathroom, tub alcove, custom showers upstairs (*fiberglass shower insert in walkout level*).

**Cabinets:** Full plywood construction, dovetail drawers, soft clothes full extension hardware, five piece door and drawer fronts, painted hardwood finish. Hardware: Brushed nickel knobs/pulls.

**\*\*Countertops:** Granite countertops with 4 inch backsplash standard eased edge profile.

**Wall Coverings:** Painted level four finished drywall.

**Ceiling Coverings:** Semi-solid stained nickel gap to pine tongue and groove, and painted level for finish drywall.

**Interior Doors:** Solid 6 panel pine doors w/Brushed nickel hinges and handles.

**Windows and Ext. Doors:** Anderson 400 series. Craftsman insulated fiberglass door.

**Mechanicals:** Radiant slab heat throughout walk out level and laundry/gear room. Baseboard throughout. LP gas wall hung boiler with DHW coil. Ceiling mounted LP space heater in garage. Energy recovery ventilation system. 200 amp Underground Electrical Service. LP gas Range/Oven. Electric Dryer hookup.

**Insulation:** Blown in dense-packed cellulose throughout walls (R 21) and Roof (R 53). Acoustic insulation included.

**\*\*Appliances:** Kitchen - stainless steel finish DW, Range, Oven, Micro, Hood, Fridge. Washer/Dryer not included.

**Fireplace:** Wood-burning fireplace insert. Cultured stone masonry chimney with blue stone raised hearth and mantle.

**Siding:** Stained pine clapboard siding with pine board and baton and cedar shingle accent walls.

**Decking:** Composite deck.

**Roofing materials:** Asphalt landmark pro AR max Def. Heavy gauge black metal drip edge and flashing. Ice and Water shield.

**\*\* Allowance provided.**