



**85 Ocean Avenue, Kennebunkport, Maine  
Offered at \$1,950,000**

Nestled away on it's own corner of the world, this antique house is magical. Relax on your screen porch while watching the excitement of the Kennebunk River pass you by. This house offers any buyer millions of possibilities, with separate guest quarters and hidden riches, this is a dream for any person looking to retain the true Maine charm of an era gone by. The added bonus is a serene yard with a dock to enjoy breathtaking sunsets.

**FEATURES:**

Style:	Year Round Cottage
Color:	Yellow
Age:	1928
Gross Living Area:	3,340 ± Per Town
# Rooms:	12
Bedrooms:	7
Baths:	4 1/2
Acres/Lot Size:	14,400 ± Per Town
Fireplace:	Living-Family Room
Screened Porch:	Yes
Dock:	Yes

**STRUCTURE:**

Siding Material:	Vinyl
Roof:	Shingle
Foundation Size:	Irregular
Basement:	Crawl
Floor:	Poured
Garage:	2 Car
Driveway:	Paved
Windows:	Combo
Walls:	Sheetrock, Plaster
Ceiling:	Sheetrock, Plaster
Flooring:	Wood, Tile

**MECHANICALS:**

Heat: FHW  
Heating Cost: Unknown  
Hot Water: Off Furnace  
Electric Service: Furnace - Family Rm. Closet  
Amps: 120  
Circuit Breakers: Yes  
Water: Public  
Sewage Disposal: Public

**SCHOOLS:**

SAD 71: Yes

**ROOMS: (approx.sizes)**

## First Floor:

Living Rm: 20'5" x 17'8"  
Dining Rm: 13'3" x 13'2"  
Kitchen: 17'2" x 11'3"  
Family Room: 22' x 20' With Built-Ins  
Bedroom 1: 13'10" x 11'  
Full Bath: Yes  
Laundry: Yes, In Kitchen

## Second Floor:

Master Bdrm: 10' x 26'4"  
Bedroom 2: 11'3" x 11'10"  
Bedroom 3: 11'2" x 13'  
Bak Ell Small Kitchen  
Bedroom 4: 9'6" x 8'3"  
Bedroom 5: 9'3" x 9'  
Bedroom 6: 9'6" x 14'

**INCLUDED PERS. PROPERTY**

Refrigerator, Electric Stove, Double  
Ovens, Dishwasher, Washer, Dryer

**LEGAL:**

Zoning: VR Per Town  
Taxes: \$7,066.08 (2006)  
Book: 14504  
Page: 340  
Map: 8  
Block: 1  
Lot: 18