

# Property GUIDE



149 SEA ROAD, KENNEBUNK  
CHARMING TWO-BEDROOM CAPE

KELLERWILLIAMS  
*Luxury*



# New England Charm

This charming two bedroom Cape is conveniently located and the ideal retreat or rental income opportunity. Just a mile from the beaches of the Kennebunks, this comfortable home has been updated to include an enlarged full bath on the first floor. Enter the front door to find an open kitchen, dining area with wood-burning fireplace, guest bedroom, living room and mudroom with access to the oversized backyard. On the second floor is an ideal loft-style bedroom with ample closets, and a convenient half bath. The newer garage has a full loft/storage area with expansion potential. Behind the garage you will find a private screened porch which includes an outdoor living room to entertain in and enjoy the view of the private garden areas. A cottage-style shed would make an ideal garden center, playhouse or offer additional storage. The full basement would be great for a hobby area or playroom. A circular driveway out front allows for plenty of parking for your guests or tenants. This charming home has so much potential to expand and to customize or move right in as is.



## GENERAL

ROOMS:	5
BEDROOMS:	2
BATHS:	1 FULL, 1 HALF
LIVING AREA:	1,309 SQUARE FEET
ACRES:	.68 ACRES
STYLE:	CAPE
YEAR BUILT:	1961 (RENOVATED SINCE)
FIREPLACE:	1

## APPLIANCES

DISHWASHER; ELECTRIC RANGE; MICROWAVE;  
REFRIGERATOR

## EXCLUSIONS

KITCHEN DRAPES NEGOTIABLE

## SERVICES

HEAT:	BASEBOARD
HEAT FUEL:	OIL
COOLING:	A/C UNITS
HOT WATER:	ELECTRIC
ELECTRIC:	CIRCUIT BREAKERS
FLOORING:	CARPET; VINYL; WOOD
ENERGY:	CEILING FAN
AMENITIES:	1ST FLOOR BEDROOM; LAUNDRY - HOOKUP; STORAGE
WATER:	PUBLIC
SEWER:	PRIVATE SEWER; SEPTIC EXISTING ON SITE

## TAX INFORMATION

ASSESSMENT:	\$266,500
TAX YEAR:	FY22
TAX AMOUNT:	\$3,891
BOOK / PAGE:	16014 / 306



# Property Landing Page

SCAN THE QR CODE TO THE RIGHT TO ACCESS MORE  
INFORMATION ABOUT THIS PROPERTY.



# Improvements & Special Features

## 2023

New screened porch  
New back stairs and railing  
New vinyl fence

## 2022

New second-floor carpet  
New floor throughout the first floor  
Freshly painted first-floor

## 2021

New oil tank

## 2019

Second-floor half-bath  
New entryway  
Sun porch refurbished

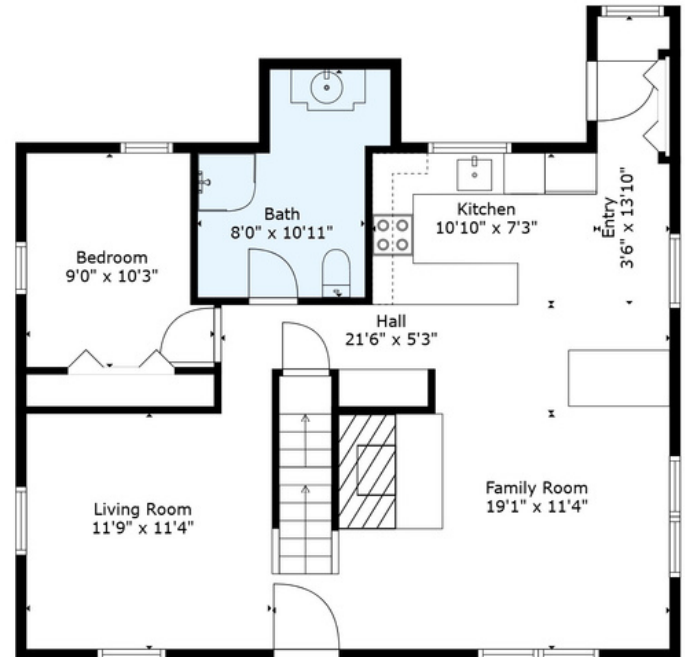
## 2015

Kitchen cabinets  
Custom shades for both bedrooms

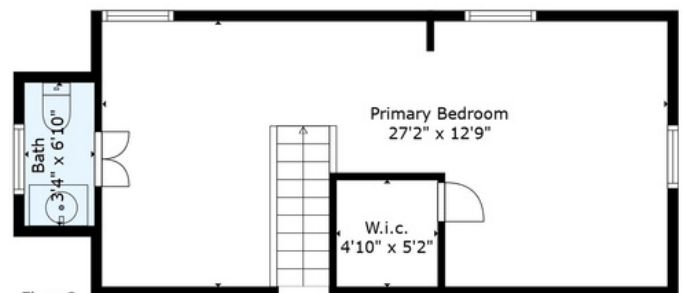
# Special Features

Extra large garage with 2nd floor  
Shed with electricity  
Working fireplace  
Natural fence

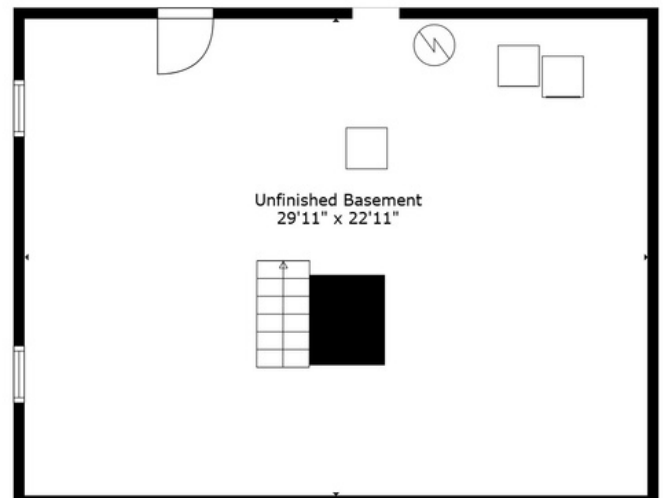
# Floor Plans



Floor 2



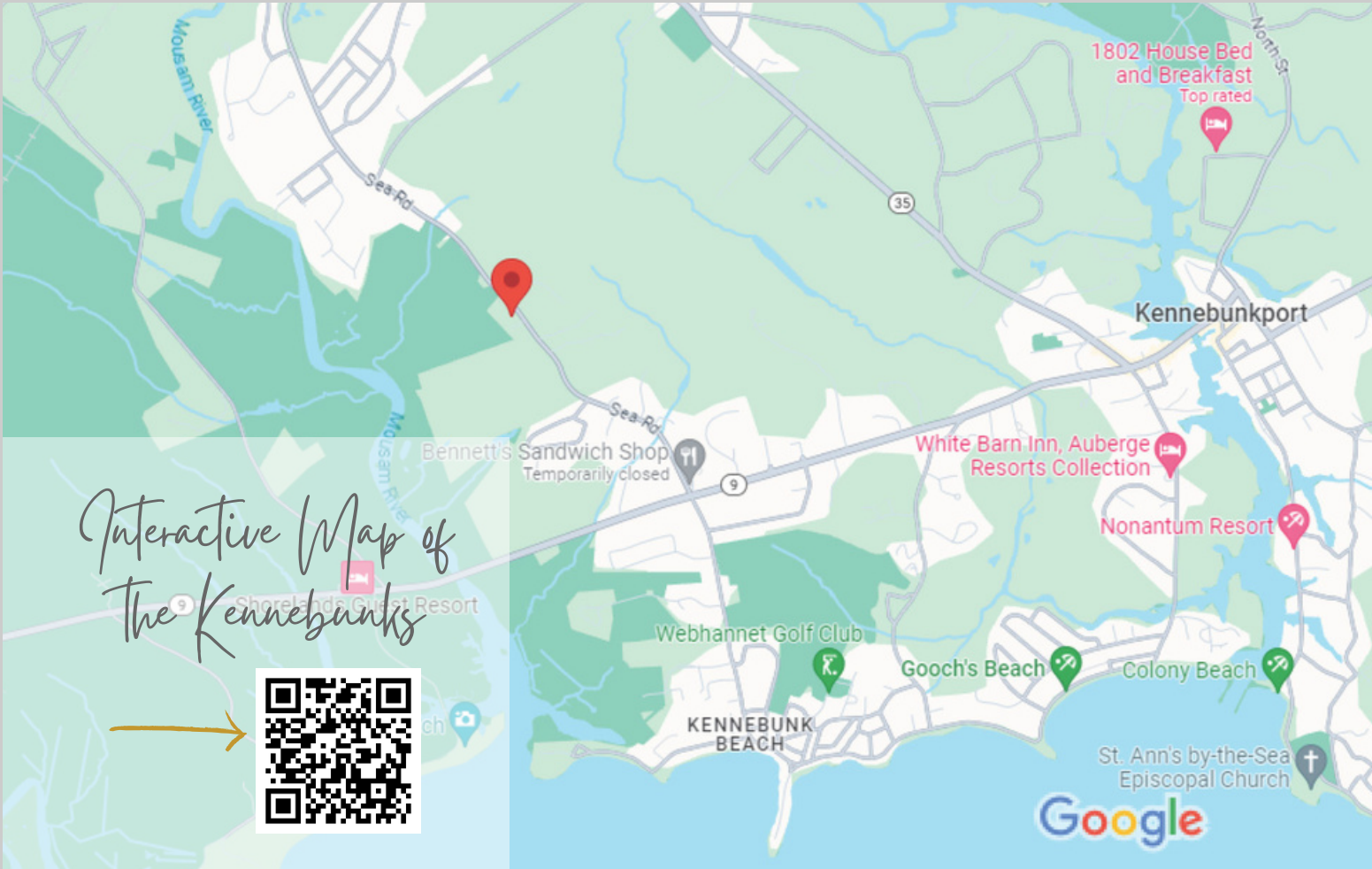
Floor 3



## Disclaimer:

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan's accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.





# The Kennebunks

## Local Favorites 1 to 10



RECOMMENDATIONS TO THE LOCAL SCENE - FROM THE DELEO GROUP

### Coffee Shops 01

#### MORNINGS IN PARIS

21 Western Avenue, Kennebunk  
[www.morningsinparis.com/kennebunk](http://www.morningsinparis.com/kennebunk)



#### COFFEE ROASTERS OF THE KENNEBUNKS

163 Port Rd, Kennebunk  
[www.coffeeroastersofmaine.com](http://www.coffeeroastersofmaine.com)



### Branch Hot Spot 02

#### NONANTUM RESORT

95 Ocean Avenue, Kennebunkport  
[www.nonantumresort.com/dining](http://www.nonantumresort.com/dining)

Served daily, their delicious breakfast is where unforgettable days in Kennebunkport begin. With an ample array of fresh fruit, cereals, pastries and baked goods all created in house by our pastry chef alongside all your hot breakfast favorites, even the pickiest eaters are sure to be pleased!



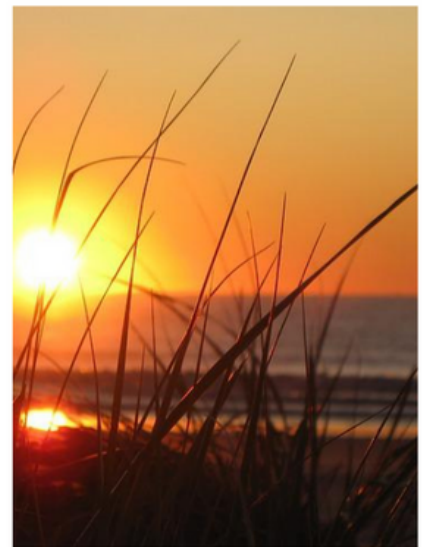
### Beaches 03

#### MOTHER'S BEACH

263-267 Beach Ave, Kennebunk

#### GOOCH'S BEACH

Beach Ave, Kennebunk



#### WANDBY LANDING

46 Western Avenue, Kennebunk

Wandby Landing lives up to the historical story behind its name with fine wines, cocktails and an Italian menu built around handmade pasta.

[www.wandbylanding.com/](http://www.wandbylanding.com/)

#### OLD VINES WINE BAR

173 Port Road, Lower Village, Kennebunk

Now in their thirteenth season, Old Vines is a favorite local spot for fine wine, craft cocktails, local beer, and a fresh take on Maine cuisine.

[www.oldvineswinebar.com/](http://www.oldvineswinebar.com/)

### Local Eats 04

#### THE BOATHOUSE

21 Ocean Avenue, Kennebunkport

Located on the banks of the Kennebunk River, Chef John Shaw's "classic Maine" menu focuses on fresh seafood with a sprinkling of Asian influences with a full Lobster Bar

[www.boathouseme.com/](http://www.boathouseme.com/)





## 05 Trails

### THE BRIDLE PATH

This 5.6 out-and-back trail is great for birding, hiking, and mountain biking, and it's unlikely you'll encounter many other people while exploring.

[www.alltrails.com/trail/us/maine/kennebunk-bridle-path](http://www.alltrails.com/trail/us/maine/kennebunk-bridle-path)

### KENNEBUNK BEACH SHORELINE

[www.gokennebunks.com](http://www.gokennebunks.com)



## Golf Club 06

### WEBHANNET GOLF CLUB

26 Golf Club Dr, Kennebunk

Not far from Kennebunk, Webhannet Golf Club offers terrific views and challenging play for golfers at every skill level. Well-groomed fairways and greens keep Webhannet Golf Club difficult yet friendly, and the staff can offer tips and tricks for playing your best round.

[www.webhannetgolfclub.com/](http://www.webhannetgolfclub.com/)

## Special Places

## 07

### PICKLEBALL AT THE WATERHOUSE PAVILLION

55 Main St #51, Kennebunk

The Waterhouse Center in downtown Kennebunk is a unique Venue. It's an open-sided 100'x120' pavilion with extended overhead roof, concrete/coated courts lined for Pickleball only.



### COCKTAILS AT THE COLONY HOTEL

140 Ocean Ave, Kennebunkport

Spectacular ocean views, natural beauty, cool sea breezes, a sense of history, and cocktails...the perfect evening!

[www.colonymaine.com](http://www.colonymaine.com)



## Library

## 08

### KENNEBUNK FREE LIBRARY

112 Main St, Kennebunk

The perfect spot for a rainy day!

[kennebunklibrary.org/](http://kennebunklibrary.org/)



## Local Breweries

## 09

Always a Great beer selection!

### FUNKY BOW BREWERY

21 Ledge Wood Lane, Lyman

[www.funkybowbeercompany.com](http://www.funkybowbeercompany.com)

### BATSON RIVER

12 Western Ave, Kennebunk

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



## Out and About

## 10

### MAINE ART HILL

5 Chase Hill Road, Kennebunk

The Gallery is open year-round and celebrating 30 years as one of Southern Maine's premier art gallery destinations.

[www.maine-art.com/](http://www.maine-art.com/)



### THE GREEN TANGERINE

11 Western Ave, Kennebunk

Featuring women's fashions in name brands like Splendid, Ella Moss, Hanky Panky and Michael Stars.

Facebook - @greentangerine207

### DANNAH FOR MEN BOUTIQUE

127 Ocean Ave, Kennebunkport

Kennebunkport's newest shop for the MEN!

[www.dannahformenkpt.com/](http://www.dannahformenkpt.com/)





*Exclusively Marketed by:*



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