

## PROPERTY ADDENDUM

83 QUARRY COVE RD.  
RAYMOND, MAINE

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### **MAIN HOUSE**

#### **FIRST LEVEL**

##### **Foyer (4'7" x 10'3" plus 6' x 11' plus 3' x 7'3")**

Tile floor  
Double coat closet  
Two utility closets  
Accent lighting

##### **Half Bathroom (4'4" x 4'9")**

Tile floor  
Wooden vanity with composite counter/sink

##### **Living Room (16'9" x 25')**

Carpet floor  
Vaulted pine board ceiling with fan  
Lake views  
Door to lakeside deck  
Accent lighting  
Ship's ladder to sleeping loft

##### **Kitchen/Dining Room (11'6" x 23')**

Vinyl floor  
Exposed beam/pine ceiling  
Wooden cabinets, Formica counters, S/S sink  
"T" shaped island with breakfast bar to seat 4  
Maytag refrigerator  
Magic Chef stove/oven (propane)  
Maytag dishwasher  
Accent lighting  
Door to lakeside deck  
Double glass doors to screened porch

##### **Screened Porch (9'5" x 19')**

Three-season porch with glass inserts  
Beaded board ceiling/walls  
Door to lakeside deck  
Door to driveway area

##### **Master Bedroom/ Apartment Suite**

Living Room/Bedroom (13' x 24' plus 8'8" x 12'2")  
Wood floor  
Two double closets  
Ceiling fan  
Lake views  
Vermont Castings heat stove  
Glass door to lakeside deck

##### **Kitchen (8'5" x 8'5")**

Vinyl floor  
Wooden cabinets, Formica counters, S/S sink  
Pantry/closet  
HotPoint stove/oven (propane)  
Frigidaire refrigerator

##### **Bathroom (4'9" x 9'9")**

Vinyl floor  
Wood vanity with composite counter/sink  
Tub/shower

#### **SECOND LEVEL (Accessed by ship's ladder from living room)**

##### **Sleeping Loft (11' x 16')**

##### **Attic/storage room (9' x 12')**

#### **SECOND LEVEL (Accessed by stairs from foyer)**

##### **Hallway (3'4" x 10'6" plus 7' x 10'5" plus 3'5" x 7'8")**

Carpet floor  
Three double closets

##### **Bedroom (12'4" x 17')**

Carpet floor  
Ceiling fan  
Double closet  
Lake views

##### **Bedroom (12'3" x 17'8" plus 2'9" x 8'8" plus 3'2" x 2'3")**

Carpet floor  
Double closet  
Pine beaded board ceiling with fan  
Lake views

##### **Bathroom-(two rooms- 4'9" x 8'6" plus 4'9" x 7'5")**

Vinyl floor  
Two wood vanities each with composite counters/sinks  
Tub/shower with tile surround

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### Bedroom (12'3" x 17'8" plus 3' x 8'8" plus 2'3" x 3'3")

Carpet floor  
Double closet  
Ceiling fan

### BASEMENT LEVEL

### Unfinished Heated Playroom (17'5" x 24'6" plus 12' x 22'5")

Kingsman heat stove (propane)  
Baseboard FHW heat

### Storage/Laundry/Systems Room (8'6" x 8'3" plus 21'6" x 23'6" plus 4'7" x 10')

Door to outside  
Lake views  
Kenmore washer and dryer  
Storage closet

### Garage (24'8" x 25'5")

Two-car garage  
Electric door openers

### OTHER PROPERTY FEATURES

Covered entrance porch (3' x 10')  
Lakeside deck (11'8" x 34'8")  
Lakeside deck (12' x 21')  
Outdoor shower  
"Bunkhouse" (6'4" x 12'4")  
Fixed pier (20' x 20' plus 9' x 12')  
Ramp (3' x 20')  
Float/dock (10' x 18')  
Sand/Pebble beach

### SYSTEMS/UTILITIES

Heat- Forced hot water, Weil-McLain furnace, oil fired, baseboard and some radiant, one 330-gallon tank  
Hot water- off the heating system with Boiler Mate booster tank  
Electrical- 200 amps  
Drilled well  
Septic system  
Security system  
Internet/TV via cable  
Generator- Generac 12KW, propane fired, auto start

### COVENANTS/RESTRICTIONS/ EASEMENTS

Of record, see deed, right of way, Quarry Cove Road Association (\$400/year)

### LEGAL FROM CUMBERLAND COUNTY REGISTRY OF DEEDS

Book 12,634 Page 234 (deed)  
Plan Book 40 Page 28 (survey)

### INFORMATION FROM THE TOWN OF RAYMOND

Town of Raymond Information  
Tax Map 67 Lot 29  
Taxes \$16,646 (2019)  
Acreage- 1.25+/- acres  
Waterfrontage- 456+/- feet on Jordan Bay/Sebago Lake

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*All measurements are approximate.*

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**\$1,695,000**

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