

St. Albans Lakefront Residence Fact Sheet

Address: 54 Oldham Road, St. Albans, Maine 04971
Map: 26 **Lots:** 18 & 19-1
Lat/Lon: 44-95N, 69-37W
Tax Assessment: \$333,400
Taxes: \$4245 2007
Lot Size: 2.62 +/- acres
Water frontage: 206 +/- feet
Construction: Frame, with pitched shingled roof.
Estimated Square Footage: 2600+/-



Room Complement Main Home

First Floor:

Entry from Full Width Deck

Great Room: (34 x 14) Commercial vinyl tile floors, open vaulted ceilings, atrium doors to deck, expansive windows overlooking patio, wood stove with stone surround.

Kitchen: (34 x 14) Custom cherry cabinets, island with bar sink, ash counters, chef's office area, open vaulted ceilings, atrium door to deck. Eat-in area.

Guest Room:(10 x 15) Wide plank wood floors.

Guest Bath: (5 x 9) Corner shower, custom vanity, ash and cherry floors.

Master Bedroom: (13 x 15) Wide plank wood floors.

Master Bath: (9 x 7) Cherry and ash floors, whirlpool tub in custom surround, custom vanity.

Studio: (23 x 29) Open space, commercial vinyl floors, vaulted loft design , atrium doors to patio, sliders to deck.

Laundry Room: (10 x 6) Stackable washer/dryer, laundry wash tub, wood floors.

Second Floor:

Custom hand sculpted "Carousel Horse" spiral stairs, open stair landing loft.

Library: (25 x 15) commercial vinyl floors, book cabinets, knee-wall storage, passage to studio loft.

Studio Loft: (12 x 12) ships ladder access.

Exterior:

Deck: 28 +/- feet, (width of entire house) Overlooking gardens/lake, patio.

Construction and mechanicals: R-40 roof insulation, 6 inch fiberglass bats in walls, 2 x 6 framing, vinyl siding, Thermatru vinyl clad windows, three zone radiant heating, Weil McLain boiler and water heater, 2-275 gallon oil tanks .

Guest Cottage

Living Room: (21 x 17) Two built in bunks, painted wood floors, wood stove.

Kitchen: (8 x 13) Electric stove, refrigerator, sink.

Bath: (8 x 5) Shower, wash tub, toilet.

Second Floor:

Bunk Area: (18 x 13)

Cottage Exterior: Board and batten, metal roof.

Bunk House: (11 x 9) fully insulated, rough cut pine paneling.

All measurements are approximations