



# WOODS & WATER REALTY

RE/MAX Realty One



*22 Spring Pond Circle York Maine*







*Step into your new home!*



## ABOUT THE PROPERTY

Located in a desirable 55+ community just ½ mile from Long Sands Beach, this beautifully maintained home offers the perfect coastal lifestyle. Enjoy hardwood floors, a cozy gas fireplace, open-concept living, and a sunny three-season porch. The first floor features a bedroom and full bath with laundry, while upstairs offers two additional bedrooms, another full bath, and a versatile loft space.

With a two-car attached garage, low-maintenance living, and easy access to I-95, shops, dining, and the Kittery Trading Post, this home has it all! Association fee includes lawn care, snow removal, exterior maintenance, and more.



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# Home Features

- ASSOCIATION FEE OF \$270 PER MONTH INCLUDES:
  - LAWN CARE
  - SNOW REMOVAL (INCLUDING WALKWAYS)
  - TAXES AND INSURANCE FOR COMMON AREAS
  - EXTERIOR MAINTENANCE OF THE BUILDINGS
  - OPERATION OF THE COMMUNITY CENTER
  - DAILY OPERATION OF THE ASSOCIATION
- TWO CAR ATTACHED GARAGE HAS DIRECT ENTRY INTO THE HOME
- THREE SEASON PORCH ON THE FRONT OF THE HOUSE
- HARDWOOD FLOORS THROUGHOUT
- NATURAL LIGHT, AND AN OPEN FLOOR PLAN ON 1ST LEVEL
- THE LIVING ROOM INCLUDES A COZY GAS FIREPLACE AND THE CEILING OPENS INTO THE SECOND LEVEL BONUS ROOM
- THE KITCHEN IS WARM AND INVITING, PLENTY OF COUNTER SPACE AND CABINETS
- DINING AREA HAS A SLIDER LEADING TO A SIDE PATIO ON THE EXTERIOR
- THE FIRST FLOOR INCLUDES ONE BEDROOM THAT COULD BE USED AS THE PRIMARY
- FULL BATHROOM IN THE HALLWAY (SHOWER AND TUB) WITH LAUNDRY CLOSET.
- SECOND FLOOR LANDING IS OPEN AND EXPANSIVE - USE THIS FLEXIBLE SPACE AS A HOME OFFICE, SECOND LIVING SPACE, ETC.
- TWO ADDITIONAL BEDROOMS ON THE SECOND LEVEL (NO CARPETS, HARDWOOD FLOORS THROUGHOUT), THE LARGER OF THE TWO BEDROOMS INCLUDES A WALK IN CLOSET
- PLENTY OF OPPORTUNITIES FOR STORAGE WITH THE SIZE OF THE GARAGE AND CLOSETS IN THE HOME



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# *What's in the area*

- PART OF SPRING POND ESTATES 55+ COMMUNITY
- CONVENIENTLY LOCATED JUST 1/2 MILE TO LONG SANDS BEACH
- LONG SANDS IS 1.2 MILES IN LENGTH
- ENJOY IN SUMMER MONTHS OR WALK THE BEACH IN WINTER
- LIQUID DREAMS SURF SHOP
- RESTAURANTS & MORE!
- 2.5 MILES (LESS THAN 10 MINUTES) TO NUBBLE LIGHTHOUSE
- 5 MINUTES TO WIGGLY BRIDGE TRAIL & WALKING SYSTEM
- 5 MINUTES TO SHORT SANDS BEACH
- LESS THAN 10 MINUTES TO YORK'S WILD KINGDOM
- LESS THAN 10 MINUTES TO RT. 95 FOR QUICK COMMUTING
- 15 MINUTES TO KITTERY TRADING POST OR TAKE FLIGHT AERIAL PARK (KITTERY, ME)
- 15 MINUTES TO MOUNT AGAMENTICUS TRAILS AND HIKING



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## *Property Photos*







*Living room*







*Dining room*







# *Kitchen*







*First Floor Bedroom*







## *Second Floor Bedrooms*







## *Bathroom*





*Any additional Information*



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