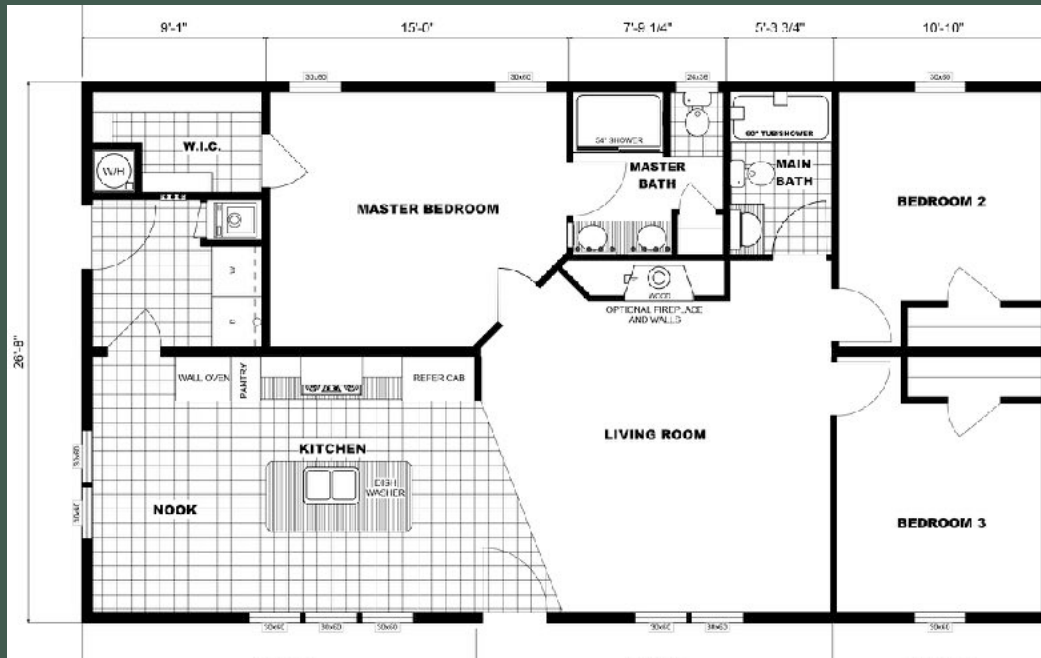


Blackberry Hill Village

55+ Manufactured Housing Community
www.blackberryhillvillage.com

The Saco

**32 Camden Road
 Berwick, Maine
 \$465,000**



THE SACO

**Three bed
 Two bath
 ~1280 sq ft
 28" x 48"
 Plus Farmers
 Porch, 2 car
 garage, deck**

Floor plan is for marketing purposes only. Orientation of home and plan may change based on site conditions, addition of garage and deck or patio.

A charming farmers' porch will welcome you into this bright and airy three bedroom, two bath home. The stylish kitchen features classic white cabinetry, upgraded solid surface countertops, and a full stainless steel appliance package including a refrigerator, stovetop, hood vent, wall oven and microwave. The spacious living room is perfect for relaxing or entertaining. The primary suite offers a walk in shower, double vanities and a convenient linen closet. One of the additional bedrooms opens directly to a large composite deck, making this room perfect for an office or hobby room. The third bedroom offers a great space for guests

At Blackberry Hill Village, every home is Energy Star® rated featuring an attached two car garage, a deck or patio, paved driveway and front walkway. The land lease covers lawn care services, including mowing, fertilization, and management of the irrigation system. Additionally, roads are plowed and driveways are cleared, along with weekly curbside trash pick-up.

Residents can take advantage of the pickle-ball courts, sidewalks and trails, as well as a community center complete with a screened porch, patio with a fire pit, and a horseshoe pit. More than just a home, Blackberry Hill Village offers a vibrant, active lifestyle.



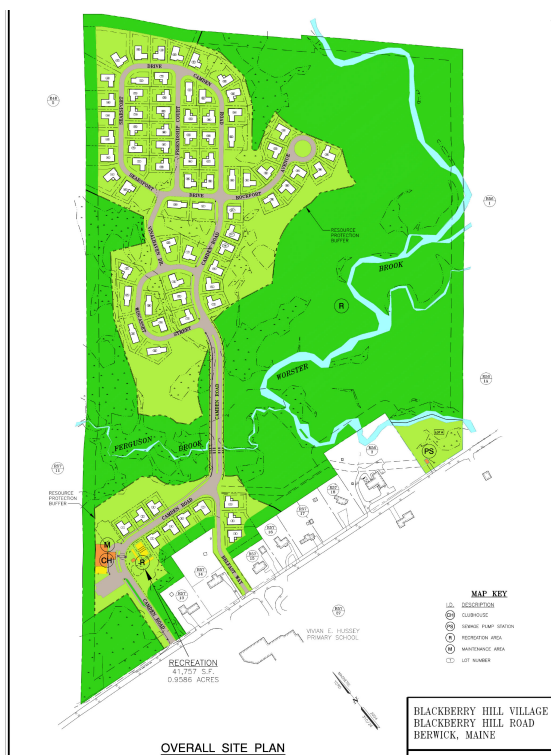
Standard Home Features (may change based on manufacturer's product availability)

Interior

- 8' Ceilings with drywall throughout
- Wood cabinets with soft close drawers
- Central AC
- Beautifully crafted kitchen designs with recessed lighting and stainless steel appliances
 - Self cleaning gas range
 - Dishwasher
 - Refrigerator
 - Microwave oven (most models)
- Wired for fan/light in primary bedroom and living room
- Hard wired door chime
- Utility room with washer/dryer hook-ups
- Two full baths with raised commodes; primary bath features double vanity, walk in shower with grab bar
- Lever door handles
- 200 amp circuit service with sub-panel in garage, plus LED lighting throughout

Exterior

- 5/12 pitch roof
- 30 year architectural asphalt shingles
- Set on concrete crawlspace foundation with granite step(s)
- Premium vinyl siding and trim
- Attached 24' x 24' insulated two car garage with 16' door, electric opener and two car width paved driveway
- Thermopane, tilt-in windows with screens, internal colonial grids, and shutters
- Heat tape in crawl space where needed
- Maintenance free composite deck and vinyl rails or concrete patio
- Exterior receptacle and water spigot
- Lamp post with dusk to dawn light and street number
- Starter foundation plantings and irrigated sod lawns in front / side yards
- Gutters and downspouts
- 10 Year Manufacturer's structural warranty



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