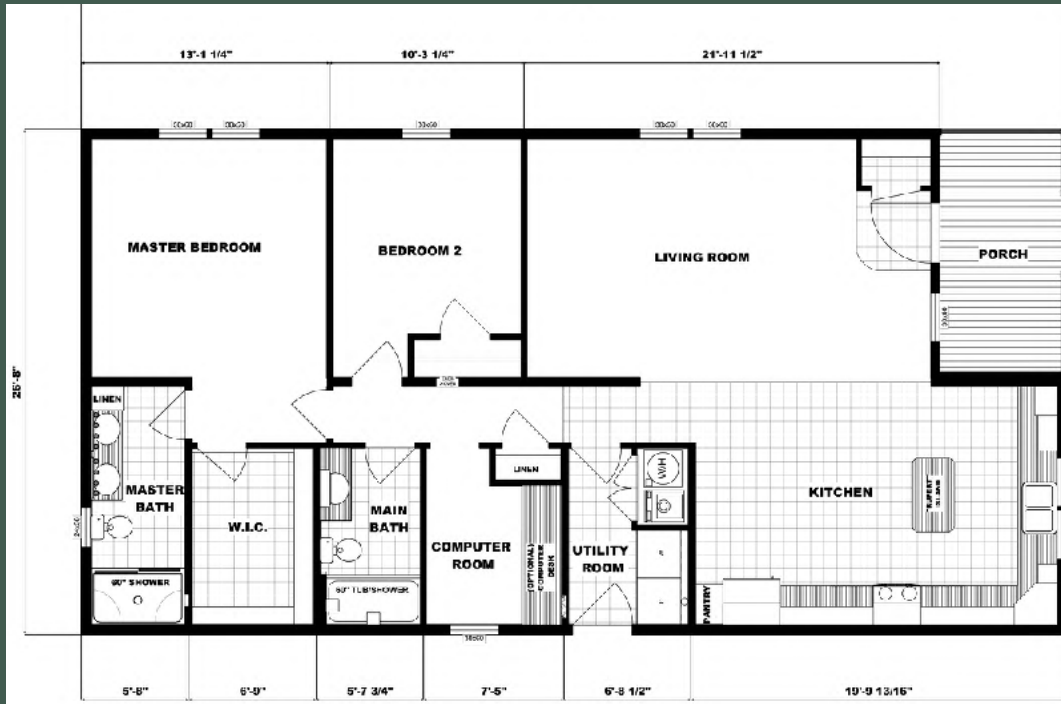


Blackberry Hill Village

55+ Manufactured Housing Community
www.blackberryhillvillage.com

The Kezar

**7 Friendship Court
 Berwick, Maine
 \$459,000**



THE KEZAR

**Two bed
 Two bath
 ~1302 sq ft**

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

As you step into this stunning two-bedroom, two-bath home, you'll be welcomed by an amazing kitchen featuring abundant cabinetry and stainless steel appliances. The primary suite boasts a spacious walk-in closet and a bath with a convenient step-in shower. A separate computer room opens up to a private composite deck, perfect for relaxation.

At Blackberry Hill Village, every home is Energy Star® rated, featuring an attached two-car finished garage, a deck or patio, paved driveway, and a 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 with a snowblower, 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



**603-396-1635
 Mark G. Phillips
 Owner / Developer
Greatbaynh@comcast.net**

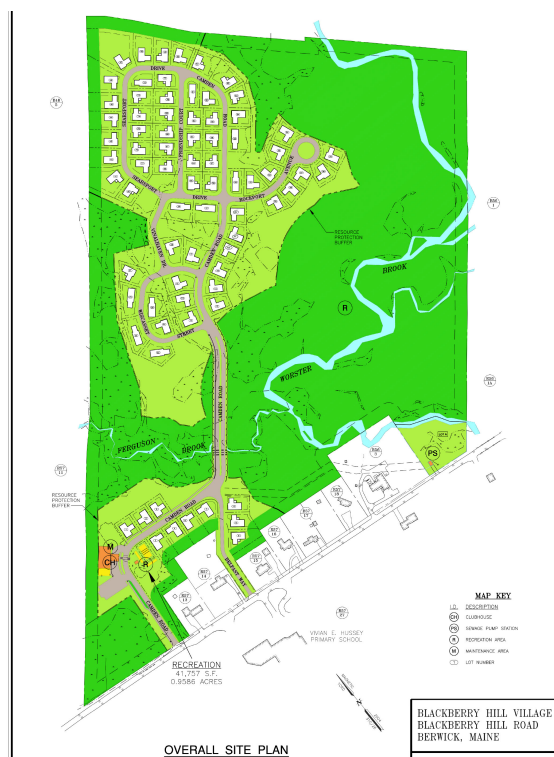
Standard Home Features (may change based on manufacturer's product availability)

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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