



BENCHMARK
Residential & Investment Real Estate

Local - Savvy - Responsive



150 Washington Ave.

On Munjoy Hill

150WashingtonAve.com

THREE COMPLETELY UPDATED UNITS

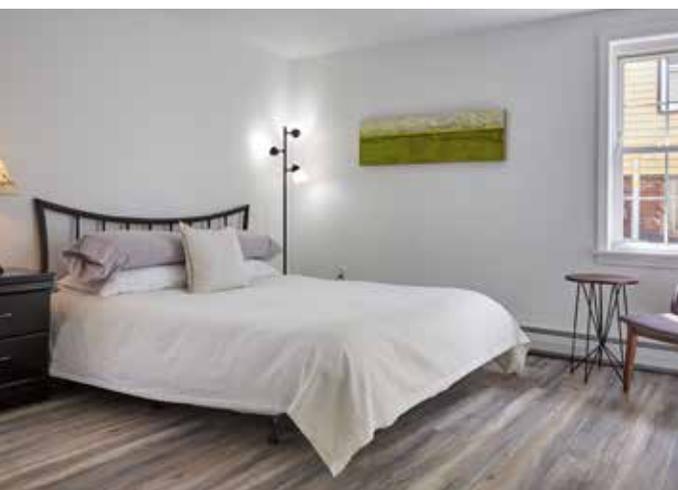
Three sun-filled and spacious units offer single level living, stunning views and a rare blend of all you want and need. Fully updated in 2017-18 with generous square footage, each with a nearly unheard of 3 bedroom layout, 1 full & 1 half high-end bathrooms, generous deck with stunning city skyline and Back Cove views, on-site, deeded 2 car off-street parking, great closets, in-unit laundry, heat and hot water included, and one of the most affordable condo fees in-town!

Pets welcome, 30 day min rentals allowed and a 1986 building that was just updated – so NO old windows, wiring, asbestos, lead paint, or other issues that are all too common in old homes. Best of all, you can enjoy stress free living that is walk-able to countless restaurants, cafés, galleries, studios, boutiques, breweries, distilleries, jucerics, fitness/yoga studios and more.



EACH UNIT FEATURES:

- Outdoor living space
- An open floor plan, with a shared living/dining/kitchen space
- Living and kitchen spaces face the rear of the building to take advantage of dramatic views and allow connection to the outdoor decks
- Three bedrooms arranged to provide maximum privacy
- A full-size bath
- A powder room next to the kitchen
- Coat closet, smaller closet for linens



UNIT UPDATES:

- Freshly painted throughout
- New doors and hardware throughout
- New, composite flooring for a handsome look and durable performance
- Kitchens feature new, painted wood cabinets and granite countertops
- Kitchens have extensive storage including a pantry cabinet
- Kitchens have matched suites of stainless steel appliances by Frigidaire Gallery including smooth top range, microwave w/ vent, dishwasher and refrigerator
- Bathrooms have new fixtures, vanity cabinets with granite counter tops, fully-tiled showers with frameless glass doors, floors covered with oversized ceramic tiles
- Updated, modern light fixtures with LED lamps for energy-efficiency
- Washer, dryer connections in each unit



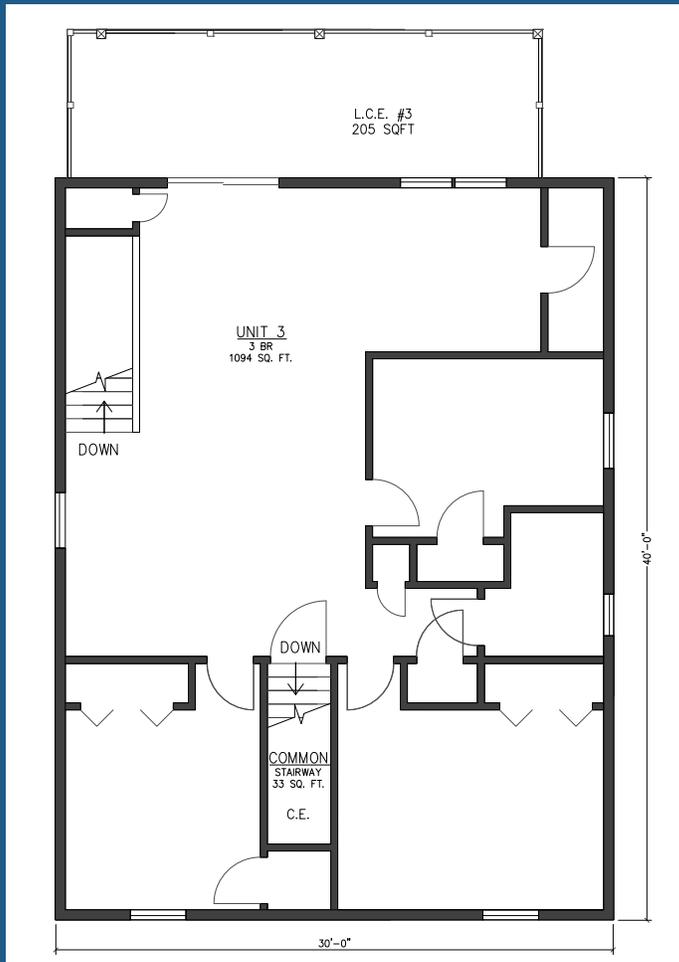


THE BUILDING OFFERS:

- An exterior finished with low-maintenance materials including an architectural shingle roof, vinyl siding, and newer windows for years of predictable and affordable maintenance costs for the Association
- Newer construction, so no worries about lead paint, asbestos or obsolete wiring and plumbing
- Pets are welcome with no restrictions
- Each unit comes with two deeded parking spots
- After all closings developer to place \$5,000 in escrow for post closing (likely summer 2018) parking lot repairs and/or other edits as decided by association

ASSOCIATION FEES INCLUDE:

- Heat
- Hot water
- Water and sewer
- Plowing and snow removal
- Lawn care and landscaping
- Electricity for common areas
- Cleaning of common areas



UNIT ONE 977 sqft.

Unit One features an open plan, with a shared living/dining/kitchen space, three bedrooms, each placed to provide maximum privacy. Private entrance at rear of building and outdoor deck space

UNIT TWO 985 sqft.

This unit has an entrance at Washington Ave. and a second at the rear of the building. The covered deck offers gorgeous views of downtown Portland and across Back Cove. Open-plan living space for lounging, cooking, and dining, three bedrooms, well separated for privacy and quiet and a good-sized closet for storage under the stairs.

UNIT THREE 1,094 sqft.

Unit Three is the largest unit and it has two entrances: one facing Washington Street and a second, dedicated entrance at the rear of the building. Large, open space for entertaining, dining, cooking. Sliding doors lead to a full-width, private deck for added living space. Three bedrooms, with good separation between them for privacy. The open deck offers stunning views of Portland's skyline and across Back Cove to Mount Washington



NEIGHBORHOOD

Maybe it's East-East Bayside, maybe it's the west slope of Munjoy Hill. No matter what you call it, Portland's Washington Avenue is the center of everything. With so many breweries, restaurants and shops moving in, it's hard to keep track of them all. Old favorites like Silly's, Tu Casa, and the Portland Pottery Café have new neighbors like Terlingua for "boutique barbecue", Izakaya Minato for casual Japanese, and Cong Tu Bot for Vietnamese, with pho being a specialty. Drifters Wife has a more elegant setting and menu for a celebratory night out and serves all natural wines from its sister wine shop, Maine and Loire. The recently-opened A & C Grocery offers both necessities, small luxuries, and organic produce, and grab some oysters or tinned fish to go from Island Creek Oysters.

Walk Score: 89 Very Walkable – Most errands can be accomplished on foot.

Bike Score: 82 Bikeable – Some hills, some bike lanes. (walkscore.com)



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BenchmarkMaine.com



Tom Landry
72 Pine Street #16
Portland, Maine 04102
207-775-0248
landryteam@benchmarkmaine.com

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