



227 YORK STREET

PORTLAND, MAINE

3 Bed | 3 Bath | 2,380 sqft | 2 Car Garage

227YORK.COM

Stay & Play or Lock & Leave. This front row comprehensively updated single-family home offers protected views and worry-free living whether you're here or away. Enjoy expansive ocean and working waterfront views and abundant natural light from a property with Scandinavian simplicity and sensibility blended with warm, welcoming, rustic modern materials. Working within the home's original architecture, master craftsmen spent two years reimagining and rebuilding to create an environment that invites and inspires. The views > amazing. The rooms > expansive. The lines > clean. All systems (plumbing, heating, A/C, electrical, insulation) and surfaces (walls, windows, doors, roof, siding) have been updated to offer stress-free enjoyment and superior performance. A super insulated envelope, new windows and doors, and ultra-efficient natural gas boiler and mini splits (heat & AC) ensure your carbon footprint is in check. The sun-filled open concept living, dining, kitchen faces due south for solar gain and lots of light. 1st floor bedroom and full bath offer rare single-level living (shown as den/office). Upper level has a water view master suite with spa-worthy bath and deluxe walk-in closet along with a spare bedroom and additional full bath. Ground level offers two-car garage parking with direct access to the home through mudroom. 2,300+sf, 3 bedrooms, 3 full baths, 2 car garage. The ideal intown lot promises no maintenance and the perfect spot to grill and chill. The location is the perfect blend of close but not too close. Adjacent to Harbor View Memorial Park and a short walk to countless recreation and lifestyle amenities, it's close to downtown yet slightly removed from the hustle and bustle. This is living your best life in an amazing city. Enjoy!



UPDATES

Over the last 10 years, the owners worked with CornerStone Building & Restoration (www.cornerstonebr.com) and invested over \$600,000 to create the property you're experiencing. Although there are thousands of details here is a list of the major items/systems that were upgraded in this full gut-rehab project:

- Full foundation stabilization, repair, re-point, coating and paint
- Exterior and interior perimeter drainage
- Water, sewer and natural gas lines from city/utility mains
- Curb-cut, garage and garage floor
- Fence, patio and side steps
- Roof, windows, exterior doors, siding, trim, awnings
- Exterior and interior electrical
- Heating system (new in 2019), mini-split heat pumps (heat, ac and dehumidification)
- Insulation (full envelope, including basement level is sprayed with closed cell-foam)
- Interior doors, sheet rock, trim, flooring, cabinetry, built-ins
- Kitchen, baths (master bath new in 2020), appliances (new in 2020)
- Paint, floor finish, concrete floor polishing



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