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Properties

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31 MAEVES WAY FEATURES LIST

The sellers have a deep appreciation for this property and generously shared detailed insights about its features, layout, and thoughtful design. On the next page, you'll find the highlights that reflect the care and consideration behind every space.



presented by Melissa McKersie

FEATURES

Exterior & Construction

- Built with 2x6 framing, spray foam insulation for energy efficiency, and fiberglass sound attenuation in the interior walls to enhance structural integrity and acoustic comfort.
- Exterior finished with Maibec White Cedar shingles, double-stained in Nutmeg Brown.
- CertainTeed architectural roof shingles and copper gutters/downspouts for durability and classic appeal.
- Anderson 400 Series windows offer reliability and thermal performance.
- Reclaimed Belgian limestone front entry with chiseled edge for texture and character.

Systems & Technology

- Multiple heating and cooling zones for efficient temperature control across living/kitchen areas, the primary suite, and the upper level.
- Radiant heated floors in full bathrooms, each with an individual thermostat.
- Whole-house generator for backup power.
- Control4 system currently manages lighting and music throughout the home and is wired to allow for future expansion.
- The security system includes door and window sensors.
- Irrigation system for automated lawn and garden care.
- The room over the garage is heated with Purmo radiators, providing consistent and efficient warmth.
- A Tesla charging station is installed in the garage, offering convenient EV support.

Interior Finishes & Features

- A keeping room located off the kitchen features rich wood-paneled walls and a fireplace, the perfect spot for reading, watching television, or using it as a home office.
- Wide-plank, hand-scraped white oak flooring throughout.
- Beams that were hand-selected by the owner add architectural richness and an organic quality to the main living area.
- A stone fireplace and built-in window seats create a central focal point in the living room.
- A television concealed in the floor allows the room to transform effortlessly for entertaining or relaxing.
- Custom built-ins, vanities, and cabinetry throughout are designed to blend style and function.
- Lighting by Visual Comfort and Curry & Company adds a curated touch to every room.

Kitchen & Pantry

- Appliances include Subzero refrigerator and beverage center, Wolf 48" gas cooktop, electric convection oven, undercounter microwave, and two Bosch dishwashers.
- Reclaimed walnut island and custom cabinetry.
- Pot rack with artisan rails and hooks brings a unique crafted element to the space.
- Smart storage features include a pullout cabinet under the stairs, open white oak shelving, and a walk-in pantry.
- Separate bar area, custom lighting, and automated window shades that add comfort and function.

Bathrooms

- Each bathroom has a distinct design, with artisan tile, marble shower walls, and marble broken joint mosaic floors.
- The primary bath includes a Toto toilet, known for its design, comfort, and advanced technology.

Laundry/Mudroom

- Main floor laundry room adds everyday convenience and practicality, tucked thoughtfully into the home's layout.
- Mudroom with built-in storage and durable stone flooring provides a functional transition space for daily entry and organization.

Outdoor Living

- Landscape design by Gnome Landscaping, including
- Bluestone walkways, stone pillars, patio, and an outdoor kitchen.
- Decking and screened porch built from Ipe hardwood, known for its exceptional longevity, weather resistance, and sustainability, offering low maintenance.
- A custom fire pit, crafted from a boulder sourced from the Maine woods, offers a memorable space for gathering outdoors.