

1310 Richville Road, Standish, Maine

Standout Features & Property Highlights

Private Grounds, Landscaping, and Outdoor Retreat

- **Spacious 3-Acre Setting:** Enjoy privacy and room to roam on 3 acres, directly abutting **35.74 acres of protected green space**.
- **Hobby Farm Potential:** An open, sun-filled yard featuring established flower gardens, custom stonework, a dedicated fenced dog run, and **peach, apple, and cherry trees**. Bring the chicken coop back to life and live out your homesteading dreams.
- **Poolside Retreat:** Inground 18' x 36' swimming pool (up to ~9' deep), complemented by a **screened-in pool house** with a ceiling fan, updated epoxy flooring, and refrigerator. There's also a dedicated pool shed for all your pool toys.
- **Detached 2-Car Garage / Shop (2012):** Bonus detached two-car garage with its own **private driveway and dedicated entrance**, ideal for vehicles, a workshop, or boat/equipment storage.
- **Seasonal Lake Views:** Seasonal winter peekaboo views of **Sebago Lake** from the second floor.

Architectural Details & Interior Highlights

- **Transformed Kitchen:** Completely updated kitchen featuring upgraded cabinets, quartz countertops, a custom central island with butcher-block top, modern appliances, and a sunlit garden window.
- **Heated Sunroom:** Bright, year-round sunroom with elegant French doors leading to the pool area.
- **Impressive Living Room:** Features soaring ceilings, a striking exposed chimney with a stone façade, and an open lofted overlook above.
- **Flexible 2nd-Floor Loft:** Versatile open space overlooking the living room makes for a perfect reading nook or decorative area.

Spacious Accommodation & Primary Suite

- **Flexible Layout:** Features **5 functional bedrooms plus a dedicated office** on the second floor, offering effortless adaptability for remote work, hobbies, or multi-generational living.
- **Soaring Ceilings:** Vaulted ceilings in both the primary suite and a secondary guest bedroom enhance the light and open feel.
- **Primary Suite:** Thoughtfully designed with modern fixtures, Jacuzzi tub, and an adjoining flex room, ideal for a private nursery, dressing room, or secondary office, complete with its own **private second-story balcony**.

Recent Improvements

Fully Remodeled Gourmet Kitchen

- **Complete Overhaul:** Fully renovated kitchen featuring upgraded cabinetry, sink and faucet, and elegant, durable quartz countertops.
- **Island:** Custom island with new cabinets and a butcher-block countertop.
- **Modern Appliances & Fixtures:** Outfitted with an upgraded sink, premium fixtures, and modern stainless steel appliances.

Interior & Room Refinements

- **Fresh Interior Paint (2026):** Whole-house interior freshly repainted in modern, neutral tones.
- **Gleaming Wood Floors:** Rich hardwood flooring installed in the billiards room on the ground floor and throughout the second floor.
- **Upgraded Doors & Hardware:** Elegant new French doors installed in the sunroom, dining room, and nursery. Interior doors have been upgraded throughout (living and dining room doors beautifully refinished), along with all-new closet doors.
- **Lighting & Electrical:** Replaced all electrical switch and outlet plates, installed modern lighting in the pool room and pantry.
- **Visuals:** Upgraded heater grates and window grilles throughout.
- **Safety Features:** Hardwired smoke detectors installed in every room.

Bathroom Upgrades

- **Master Ensuite:** Luxuriously updated with a newly installed Jacuzzi tub (with dedicated overhead lighting), new step-in shower, double sinks, modern lighting, sleek fixtures, a quiet bathroom fan, custom tile work, and customized storage shelving.
- **Second Floor Guest Bath:** Refreshing updates include new tile inserts, modern lighting, mirror, faucet, sink, high-efficiency toilet, quiet bath fan, built-in white shelving, and professional safety grab bars.
- **Ground Floor Half Bath:** Updated with new lighting, mirror, high-efficiency toilet, and sleek faucet.

Bonus Finished Space in Basement

- **Spacious Living Area:** Recently updated with tongue and groove walls, paired with freshly painted concrete floor paint.
- **Additional Finished Room:** With a newly painted concrete floor, this room makes for an ideal office, exercise space, or craft room.

Exterior, Grounds & Outbuildings

- **Deck & Balcony (2026):** Newly built rear deck and second-story balcony perfect for outdoor dining, entertaining, and relaxing.
- **Roof & Exterior Paint:** Roof re-shingled with premium 50-year architectural shingles (~2017); exterior repainted (~2016) with upgraded outdoor lighting fixtures.
- **Screened-In Pool House:** Freshly painted with renewed epoxy floors, updated fan, new switches/plates, and an included refrigerator.
- **Pool Shed:** Upgraded with a new roof, fresh paint, and dedicated lighting.

Accessibility Features

- **Barrier-Free Access:** EZ Access heavy-duty aluminum wheelchair ramp for easy access to the main entry.
- **Multi-Floor Mobility:** Pinnacle SL600FR Stair Lift installed for comfortable navigation between floors.
- **Safety:** Professionally installed grab bars in the second-floor guest bathroom.

Nearby Recreation

Rich Memorial Beach (4.3 Miles)

A hidden gem along the shores of Sebago Lake reserved exclusively for Standish residents and their guests, it features a sandy beach, volleyball courts, horseshoe pits, and picnic areas.

Sebago Lake Boat Launch / Station Landing (6.4 Miles)

Set off for a day on the water in minutes. This access point on the southern shore of Sebago Lake offers a convenient launch ramp, trailer parking, and panoramic lake views.

Johnson Field Recreation Complex (6.7 Miles)

The community's hub for sports and active play. Features athletic fields, basketball and tennis courts, a skate park, a playground, and connections to the Mountain Division Trail.

Mountain Division Trail (6.7 Miles to Johnson Field Entrance)

A paved, multi-use trail stretching through forests and open countryside. Its flat, wide path provides an accessible route for walks, runs, road cycling, and cross-country skiing.

Sebago Lake Land Reserve & Sebago to the Sea/Mountain Division Trail (8.2 Miles)

Explore hundreds of acres of protected wilderness. A haven for outdoor enthusiasts, this scenic network offers peaceful trails for hiking, trail running, mountain biking, and snowshoeing through undisturbed forest.

Randall Orchards (9.3 Miles)

Embrace classic New England charm at this family-owned working farm. Pick your own apples and peaches in season or stop by the farm stand for fresh pressed cider, local produce, and fresh baked goods.

Sebago Lake State Park (12 Miles)

A world-class state park destination on the northern shores of the lake. Enjoy sandy beaches, great swimming, shaded barbecue grills, wooded nature trails, and public boat slips.

Standish Center & Colonial Marketplace (Hannaford Plaza) (9.2 Miles)

The immediate hub for daily errands and conveniences, anchored by Hannaford Supermarket. This central plaza and surrounding area offer a drive-thru pharmacy, banking, local dining, hardware, fuel, and essential services.

North Windham Commercial & Retail District (~13 Miles)

The Lake Region's primary shopping and dining corridor along Roosevelt Trail, featuring an array of big-box retailers, specialty stores, and major services as well as a wide selection of popular restaurants and cafes.

Downtown Portland & Historic Old Port (~23 Miles)

Maine's vibrant coastal cultural hub is an easy commute away. Renowned for its world-class food scene, historic cobblestone streets, and bustling waterfront, Portland offers a rich mix of award-winning restaurants, craft breweries, art galleries, live music venues, and boutique shopping, alongside major medical hubs, financial services, and the Portland International Jetport (PWM).