

## 418 Auburn Street, Portland, Maine

### Recent Improvements:

#### Interior Improvements

- Entryway renovated with updated flooring, fresh paint, and built-in storage cabinetry
- Laundry relocated to the basement, while plumbing remains stubbed in the entryway for future first-floor laundry options
- Kitchen completely renovated with:
  - Soft-close cabinetry and drawers
  - Butcher block countertops
  - New sink and faucet
  - Stainless steel appliance package
  - Updated light fixtures
  - Hardwood flooring installed in kitchen to match the remaining living space, creating a seamless and inviting living space
- Living room reconfigured to enhance openness and functionality:
  - Former bedroom wall and closet removed with thoughtfulness that a future owner may wish to convert back to a two-bedroom layout. The bedroom door remains in storage in the garage for future conversion.
  - Two additional windows added to increase natural light
- Built-in bookshelf with integrated lighting added to the hallway nook
- Bathroom upgraded with updated vanity, mirror, lighting, tile flooring, and accent walls
- Additional closet space added to the primary bedroom for improved storage
- Fresh paint throughout
- Radiators painted black for a clean, cohesive appearance
- Original radiator from former bedroom retained in basement for future installation if the bedroom is restored

#### Studio

- Former 1-car garage thoughtfully converted into a heated studio/office space, creating flexible room for a home office, creative studio, or fitness area
- Energy-efficient heat pump installed in studio for year-round comfort
- Custom French doors were added to the studio, with a repurposed casement window above, along with additional windows on the back wall to provide abundant natural light.

## Energy Efficiency & Systems

- 12"+ of blown-in attic insulation added to improve energy efficiency and year-round comfort
- Attic access enclosed for improved insulation performance
- Basement windows replaced, enhancing efficiency and reducing maintenance concerns
- LED lighting with dimmer switches installed throughout and some electrical updated

## Exterior Improvements

- Entire home and studio professionally painted in a striking dark blue color scheme that enhances curb appeal
- 2-car garage and garden shed exterior painted a complementary light gray
- Exterior trim, home, and accessory structure refreshed and maintained
- Front porch opened up by removing railings, creating a cleaner, more welcoming entrance and improved sightlines

## Lifestyle Highlights

- Flexible floor plan offers the openness of a one-bedroom home while maintaining the potential for future two-bedroom living
- Dedicated studio/office space provides separation from the main house, ideal for remote work, hobbies, or creative pursuits
- Thoughtfully updated throughout with a blend of modern improvements and original character

## Location Highlights

- North Deering location close to amenities in Falmouth and Portland
- Approximately 10 minutes to Downtown Portland and the Old Port, offering award-winning restaurants, waterfront attractions, shopping, galleries, and entertainment
- Convenient access to Interstate 95, making commuting throughout Southern Maine simple and efficient
- 5.4 miles to Portland International Jetport
- Approximately 15-20 minute drive to several local beaches, including Willard Beach in South Portland, Crescent Beach State Park, and Higgins Beach in Scarborough

## Nearby Recreation & Amenities

Convenient access to Portland's [extensive network of parks, trails, and conservation areas](#), including:

### [Oat Nuts Park Trail & Presumpscot River Preserve & Trail \(0.5 miles\)](#)

One of Portland's most scenic natural areas, connect from Oat Nuts Park Trail, just 0.5 miles from 418 Auburn Street. The Presumpscot River Preserve offers miles of wooded trails winding along the river's edge. Popular for hiking, trail running, dog walking, and wildlife observation, the preserve provides a peaceful escape while remaining close to city conveniences.

### [Haverty Park \(1.1 miles\)](#)

A neighborhood green space located just minutes from the property, Haverty Park offers open fields, mature trees, and a welcoming setting for outdoor recreation. The park provides space for casual sports, dog walking, picnics, and everyday enjoyment, serving as a convenient nearby retreat for residents seeking fresh air and open space close to home.

### [Evergreen Woods & Evergreen Cemetery Trails \(2.5 miles\)](#)

Featuring miles of interconnected paths through mature woodlands, ponds, and open green space, this area is popular year-round for walking, running, birdwatching, and cross-country skiing.

### [Quarry Run Dog Park & Trail System \(2.6 miles\)](#)

This popular dog park offers a large off-leash area along with a network of wooded trails. The paths extend into Ledge Preserve and connect to the Pleasant Hill Woods trail system, making it a convenient spot for dog owners and anyone looking for a quick, close-to-home walk in the woods.

### [Baxter Woods \(2.9 miles\)](#)

A peaceful forested retreat in the heart of Portland, Baxter Woods offers shaded trails beneath towering trees and provides a quiet setting for daily walks and outdoor recreation.

### [Blackstrap Hill Preserve \(4.0 miles\)](#)

A major highlight for outdoor enthusiasts, this preserve offers some of the best mountain biking in Greater Portland along with excellent hiking trails. It connects to miles of additional routes through Falmouth, Windham, Cumberland, and North Yarmouth, making it a go-to destination for riders and hikers looking for variety and challenge.

### [Back Cove Park \(4.2 miles\)](#)

One of Portland's most popular outdoor destinations, Back Cove Park features a nearly 3.5-mile paved trail loop surrounding Back Cove. The scenic waterfront path offers panoramic views of the Portland skyline, sailboats, and tidal waters, making it a favorite spot for walking, running, cycling, and enjoying Maine's changing seasons. The park also connects to Portland's larger trail network, providing easy access to additional recreation opportunities throughout the city.

### [Capisic Pond Park \(4.3 miles\)](#)

A favorite destination for outdoor enthusiasts, Capisic Pond Park features walking trails, waterfront views, and abundant wildlife. The park's tranquil setting makes it ideal for morning walks, birdwatching, and enjoying nature throughout the seasons.

### [Fore River Trail \(4.3 miles\)](#)

Connecting several of Portland's parks and natural areas, the Fore River Trail provides scenic opportunities for walking, running, and cycling, with views of the river, marshes, and surrounding landscape.

### [Fore River Sanctuary & Jewell Falls \(4.8 miles\)](#)

This expansive urban preserve offers a network of trails through forests, wetlands, and natural habitats. At its heart is Jewell Falls, Portland's only natural waterfall and a beloved local landmark.

### [Thompson's Point \(5.4 miles\)](#)

A vibrant waterfront destination featuring live music, restaurants, breweries, seasonal events, and outdoor gathering spaces. Thompson's Point has become one of Portland's most popular entertainment and recreation hubs.