# 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, jet 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 jet 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

- **Ramp 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 & Amenities

### 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).