

in care, custody, possession and control of said grantor, for consideration paid, grants to TIMOTHY B. SWENSON, whose mailing address is PO Box 314, Old Orchard Beach, ME 04064, with Quitclaim Covenant, the following described real estate situated in the Town of Old Orchard Beach, County of York, and State of Maine:

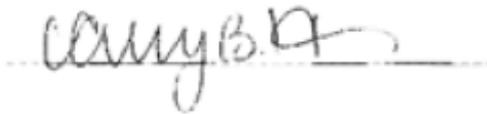
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Being a portion of the premises conveyed to Grantor herein by deed of Country Club Estates, LLC, dated February 27, 2023 and recorded in the York County Registry of Deeds in Book 19206, Page 135.

IN WITNESS WHEREOF, said Remington Development, LLC caused this instrument to be signed in its company name by Melissa Remington, its Member, thereunto duly authorized, this 27 day of March 2025.

Signed, sealed and delivered in the presence of

Remington Development, LLC




By: Melissa Remington
Its Member

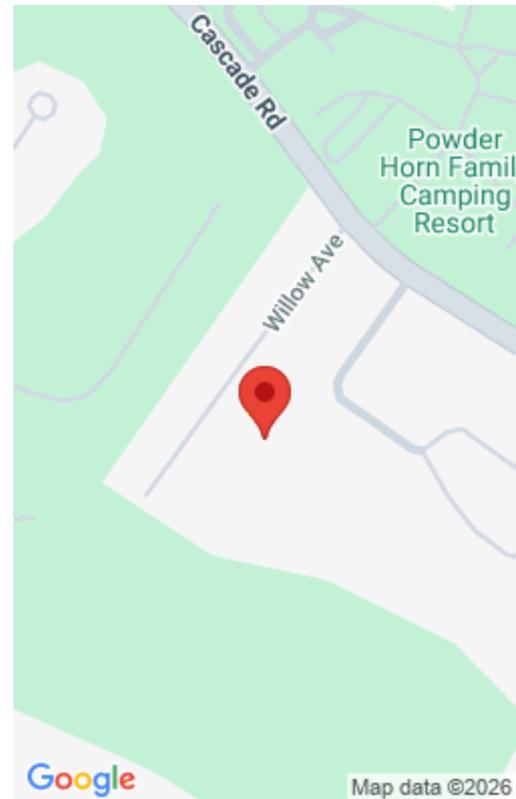
\$849,000

15 MAGNOLIA DRIVE, OLD ORCHARD BEACH, ME, 04064

<https://agent207.com>

To Be Built - Customizable, this thoughtfully designed new construction home offers views of the 10th fairway at Dunegrass Golf Club, just a short walk to the beach, clubhouse, and downtown Old Orchard Beach. Featuring 3 bedrooms and 2 full bathrooms, the floor plan includes a spacious open-concept kitchen, dining, and living area, a first-floor [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active



Basics

Category: Residential **Type:** Single Family Residence

Status: Active **Bedrooms:** 3 beds

Bathrooms: 2 baths **Lot size:** 0.33 sq ft

Year built: 2025 **Subdivision Name:** Country Club Estates at Dunegrass Golf Club

Bathrooms Full: 2 **Lot Size Acres:** 0.33 acres

Rooms Total: 7 **Zoning:** SF MDL

County: York

Building Details

Building Area Total: 1847 sq ft

Construction Materials: Vinyl Siding, Wood Frame

Architectural Style: Ranch

Sewer: Quasi-Public, Public Sewer

Heating: Zoned, Heat Pump, Baseboard

Roof: Shingle

Basement: Doghouse, Full, Interior, Sump Pump, Unfinished

Amenities & Features

Electric: Circuit Breakers

Flooring: Wood, Tile

Parking Features: 1 - 4 Spaces, Paved

Garage Spaces: 462

WaterSource: Public

Lot Features: Level, Sidewalks, Near Golf Course, Near Public Beach, Near Shopping, Near Turnpike/Interstate, Near Town, Neighborhood, Subdivided, Near Railroad

Patio And Porch Features: Deck, Porch

Cooling: Wall/Window Unit(s), Heat Pump

Fees & Taxes



Association Fee Frequency: Annually

Miscellaneous

Road Surface Type: Paved

Attribution Contact: 207-282-5988

Courtesy of

List Office Name: Coldwell Banker Realty

