



Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.artform.us to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Art Form Architecture ("Art Form") requires that our Drawings be built substantially as designed. Art Form will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Art Form. It is recommended that you have your Drawing updated by Art Form prior to attaching any Drawing to any builder agreement. Art Form shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Art Form.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout

- Structural changes
- Art Form
- If you wish to remove or add posts

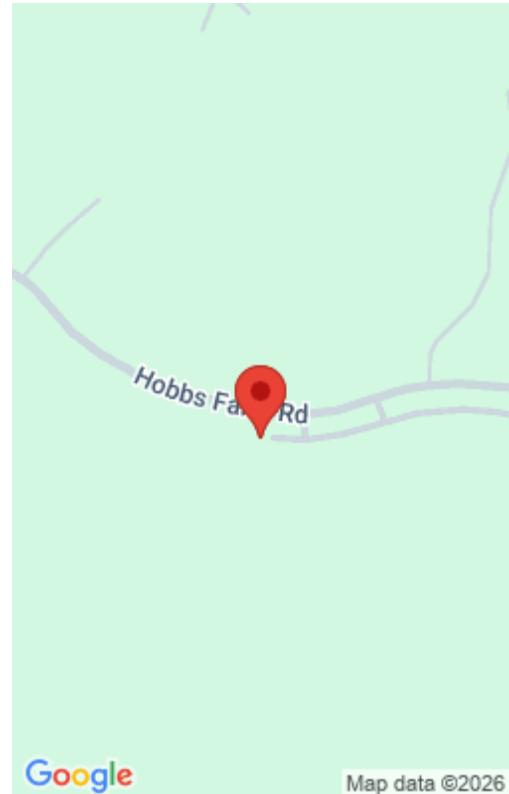
\$988,900

- 3 beds
- 3 baths
- Condominium, Single Family Residence
- Residential
- Active

222 HOBBS FARM ROAD, WELLS, ME, 04090

<https://agent207.com>

NO AGE RESTRICTION Welcome to The Meadows — Southern Maine's newest thoughtfully planned residential community, designed for comfort, connection, and everyday living. This beautifully envisioned neighborhood will feature approximately 100 homes, offering a harmonious blend of natural surroundings, modern conveniences, and easy access to some of New England's most desirable destinations. Ideally situated between Portland, [...]



Basics

Category: Residential

Type: Condominium, Single Family Residence

Status: Active

Bedrooms: 3 beds

Bathrooms: 3 baths

Year built: 2026

Subdivision Name: The Villages at Hobbs Pond Condominium Association

Bathrooms Full: 2

Lot Size Acres: 0 acres

Rooms Total: 8

Zoning: Residential

County: York

Building Details

Building Area Total: 2799 sq ft

Construction Materials: Vinyl Siding, Wood Frame

Architectural Style: Contemporary

Heating: Forced Air

Roof: Shingle

Foundation Details: Concrete Perimeter

Levels: Multi-Level

Basement: Bulkhead, Finished, Interior

Amenities & Features

Laundry Features: Laundry - 1st Floor, Main Level

Electric: Circuit Breakers

Flooring: Tile, Composition

Parking Features: Heated, Auto Door Opener, Reserved Parking, 1 - 4 Spaces, Paved

Garage Spaces: 2

WaterSource: Well

Appliances: Washer, Refrigerator, Microwave, Electric Range, Dryer, Dishwasher, Cooktop

Interior Features: Walk-in Closets, 1st Floor Primary Bedroom w/Bath, Attic, Bathtub, Pantry, Shower, Primary Bedroom w/Bath

Lot Features: Wooded, Abuts Conservation, Neighborhood, Subdivided

Window Features: Double Pane Windows

Patio And Porch Features: Deck

Cooling: Heat Pump, Central Air



Fees & Taxes

Association Fee Frequency: Monthly

Miscellaneous

Road Surface Type: Paved

Courtesy of

List Office Name: Portside Real Estate Group

