



## LOT 10 ROLLING WOODS LANE, WELLS, ME, 04090

<https://agent207.com>

To be built Contemporary Colonial in Rolling Woods Preserve, the newest neighborhood in the scenic Town of Wells. This 3 bedroom, 2.5 bathroom homes with attached garage is a perfect blend of classic colonial charm and modern design. The spacious floor plan allows you to enjoy an open airy living space., and includes rear deck [...]



- 1 renew indoor air, reducing pollutants, moisture, and stale air, which helps minimize the risk of mold and mildew in addition to dehumidification in basement with Panasonic ERV system.
- 2 **Tyvek® Homewrap® Protection:** A breathable barrier that allows interior moisture to escape while preventing mold and mildew buildup in wall cavities.
- 3 **Effective Positive Drainage:** Protects your foundation by channeling water away, reducing the risk of water damage and moisture problems around your home. Including Interior, exterior perimeter and under basement slab drains leading to a positive drainpipe carrying water away from basement, promoting a dry basement- no sump pump!
- 4 **Foundation Waterproofing:** A sealed membrane foundation that blocks moisture, better controls humidity, and reduces the risk of foundation leaks.
- 5 **Optimized Attic Ventilation:** Most advanced non mechanical patented system with Invisivent soffit and Ridge Vent II ventilation keeping your attic cooler by allowing fresh air movement and reducing heat and moisture buildup.
- 6 **Self-Sealing Exterior Doors:** Protects against moisture, humidity, and pests while maintaining indoor air quality, offering superior protection with low maintenance with its spring loaded thresholds.
- 7 **Healthier Indoor Air:** Installing a passive radon system and conduct radon testing, upgrading to an active system if needed, ensuring safer air quality and reduced exposure

**\$867,310**

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Pending



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## Basics

**Category:** Residential

**Status:** Pending

**Bathrooms:** 3 baths

**Year built:** 2025

**Bathrooms Full:** 3

**Rooms Total:** 9

**County:** York

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 0.69 sq ft

**Subdivision Name:** Rolling Woods Preserve

**Lot Size Acres:** 0.69 acres

**Zoning:** RA

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## Building Details

**Building Area Total:** 1903 sq ft

**Architectural Style:** Ranch

**Heating:** Hot Water, Direct Vent Furnace, Baseboard

**Foundation Details:** Concrete Perimeter

**Construction Materials:** Vinyl Siding, Wood Frame

**Sewer:** Private Sewer

**Roof:** Shingle

**Basement:** Daylight, Full, Interior, Unfinished, Walk-Out Access

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## Amenities & Features

**Laundry Features:** Laundry - 1st Floor, Main Level

**Flooring:** Wood, Tile, Carpet

**Garage Spaces:** 2

**Appliances:** ENERGY STAR Qualified Appliances, Refrigerator, Microwave, Electric Range, Dishwasher

**Lot Features:** Cul-De-Sac, Neighborhood, Rural, Subdivided

**Patio And Porch Features:** Deck, Porch

**Electric:** Circuit Breakers

**Parking Features:** 5 - 10 Spaces, Paved, On Site, Inside Entrance, Off Street

**WaterSource:** Private

**Interior Features:** Walk-in Closets, Bathtub, Pantry, Primary Bedroom w/Bath

**Window Features:** Double Pane Windows, Low-Emissivity Windows

**Cooling:** Heat Pump



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## Fees & Taxes

**Association Fee Frequency:** Annually

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## School Information

**High School District:** Wells-Ogunquit CSD

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## Miscellaneous

**Road Surface Type:** Paved

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## Courtesy of

**List Office Name:** Better Homes & Gardens Real Estate/The Masiello Group

