



- 1 **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
- 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



LOT 9 ROLLING WOODS LANE, WELLS, ME, 04090

<https://agent207.com>

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



\$742,100

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



Basics

Category: Residential

Status: Pending

Bathrooms: 3 baths

Year built: 2025

Bathrooms Full: 2

Rooms Total: 8

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

Building Details

Building Area Total: 2070 sq ft

Architectural Style: Contemporary, Colonial

Heating: Hot Water, Direct Vent Furnace, Baseboard

Foundation Details: Concrete Perimeter

Construction Materials: Vinyl Siding, Wood Frame

Sewer: Private Sewer

Roof: Shingle

Basement: Bulkhead, Full, Unfinished

Amenities & Features

Laundry Features: Upper Level, Washer Hookup

Flooring: Vinyl, Tile, Laminate, 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: Porch

Electric: Underground, Circuit Breakers

Parking Features: Storage Above, 5 - 10 Spaces, Gravel, 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: None



Fees & Taxes

Association Fee Frequency: Annually

School Information

High School District: Wells-Ogunquit CSD

Miscellaneous

Road Surface Type: Paved

Courtesy of

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

