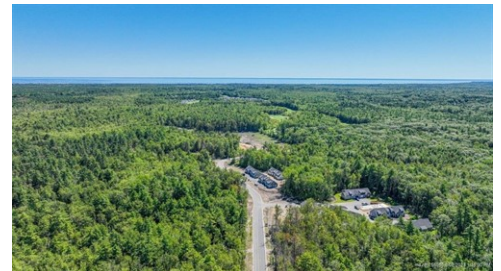




\$ 505,000



## 27 Sophies Way Unit 27, Wells, ME 04090

- » Beds: 2 | Baths: 2 Full, 1 Half
- » MLS #: 1551820
- » Condominium | 1,593 ft<sup>2</sup> | Lot: 124.47 acres
- » More Info: [27SophiesWayUnit27.IsForSale.com](http://27SophiesWayUnit27.IsForSale.com)



Lori Barrett, REALTORr  
 Licensed in Maine and NH  
 (207) 337-1515 (Direct)  
 (207) 363-4300 (Office)  
 (207) 363-1458 (Fax)  
[LoriBarrettBroker@gmail.com](mailto:LoriBarrettBroker@gmail.com)  
<http://www.LoriBarrettBroker.com>



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Coldwell Banker Yorke Realty  
 529 U.S. Route 1, Suite 101  
 York, ME 03909

PHASE II NEW CONSTRUCTION NOW OFFERED ~ Fairway View Village in Wells, Maine, has begun Phase II in Southern York County's newest 55+ condo development. These to-be-built 2-bedroom, duplex-style units have an expected occupancy of approx. 8-9 months from contract date, weather permitting. This thoughtful floor plan allows for a comfortable lifestyle while aging in place. Open concept main living space offers first floor living with a 2nd level guest bedroom, a full bathroom and a generous sized loft overlooking the entrance foyer. The primary bedroom suite offers an oversized walk-in closet and the primary bathroom boasts a step in shower, double sinks and an alcove area for linens. Private paver patio off kitchen. One-car attached garage has the potential for 274 square feet of additional living space above, if desired. Generous allowances and many upgrades available. Low condo fees of \$275 a month includes maintenance of all the roads, all the septic and well water systems, and all common area maintenance, including the Clubhouse which offers a centralized mail center, an open concept fully furnished function/meeting room, a fully applianced kitchen, handicapped accessible bathroom plus a separate equipped exercise room. A total of 46-units will be built of which 22 are already sold and occupied or are currently under construction. Two pets are allowed and dogs have a limit of 70 pounds each. Only

