SHANNON WOODS CONDOMINIUMS

Smith Lane, Saco

Chamberlain Homes

1022 Portland Road, Saco, ME 04072

Phone (207) 282-7377 Fax (207)282-6568

www.chamberlainhomes.com

Chamberlain Homes

creating the dream

Welcome to Shannon Woods

Come join us and live in a neighborhood that offers an exceptional location, setting and quality! Conveniently located in the heart of Saco; situated on 23 acres surrounded by stately oaks, maples and pines.

These brand new three bedroom Townhouse condominium units are: less than 2 miles from Maine Turnpike exit 36, within walking distance to Main Street, many eating establishments, City Hall, Dyer Library and only minutes from area beaches.

Shannon Woods's community consists of 19 buildings totaling 62 units. All homes have three bedrooms, with the master bedroom on the first floor, two bathrooms, basements and a one-car garage.

Be one of the lucky ones - relax with a game of tennis at Shannon Woods community tennis court or enjoy the pleasure of solitude on your private deck!

Come see us now while our final phase of construction is now available.

Driving Directions

From the North and South: Take the Maine Turnpike to exit 36 in Saco. Turn right onto Route 1 South and drive approximately one half mile before taking a left at the second light onto Smith Lane.

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Shannon Woods Condominiums

Exterior Amenities include:

- Vinyl Siding
- Architectural asphalt/fiberglass 30 year roof shingles
- Attached one car garage with automatic door opener
- Bulkheads to access basement
- Full-view storm doors (front and back)
- Deck

Interior Amenities include:

- Granite Kitchen Countertop
- Culture Marble Vanity Tops
- Hardwood flooring in living room and stair landing
- Tile in kitchen, dining area, foyer, laundry and bathrooms
- Carpet on stairs, second floor hall and bedrooms
- Appliances: refrigerator, electric stove, dishwasher, microwave, garbage disposal and washer/dryer
- Paradigm double hung Low E tilt in windows with built in grills
- Open handrail on stairs
- 3 ½-inch trim board on windows and doors and 5 1/4 inch baseboard
- 6 panel interior doors
- Oil Forced hot water baseboard heating system with two zones
- Schlage brass door hardware
- Pre-wired for ceiling fan in 3 bedrooms
- Recessed lighting in Kitchen, Chandelier lighting in dining area, Vanity lights in bathrooms (as per plans)
- Interior stairs to basement in end units only (if height allowed)
- Phone and Cable outlets in three bedrooms and living room. Phone outlet in kitchen

Shannon Woods Condominiums Association

- Current monthly fee: $170.00

Amenity offerings are subject to change without notice

Shannon Woods Condominiums

As of 4/3/09

<u>Building Q</u>

End Units

Q1 & Q2 = Starting in the mid $200,000.00 range

** Building Q is our last duplex building in Shannon Woods.
Both units have a full walk-out basement with slider and windows!

Individual upgrades priced per request

All prices are subject to change without notice

Please call (207) 282-7377 for more information.