



# FOR SALE

## *Delightful Cottage at St. Andrews Village!*

145 Emery Lane, Boothbay Harbor  
(207) 633-0920

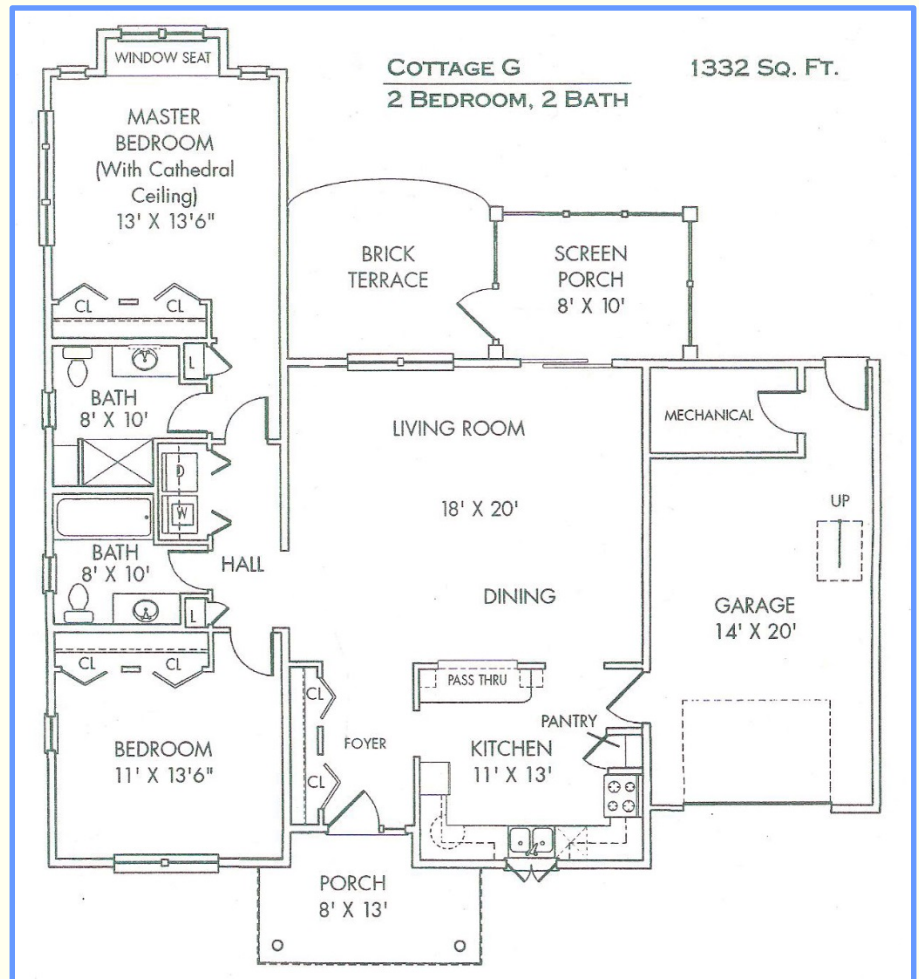
**104 Emery Lane**  
**\$257,000**

*Beautiful, Turn-key, Lovingly Maintained, Spacious, Back-yard Paradise, Fabulous Layout, Remodeled to Perfection...* These are all phrases that describe this gem of a cottage for sale at St. Andrews Village. #104 is a two-bedroom, two-bathroom, 1332 square-foot home featuring hardwood floors, spacious living room with a gas fireplace, central air conditioning, three-season sun porch, one-car garage, large private window seat in master bedroom, new kitchen floor and more!



Use our  
Refurbishment  
Allowance to  
customize your  
new cottage!

*Nestled in a grove of evergreens and maples near the heart of beautiful Boothbay Harbor, **St. Andrews Village Retirement Community** has a true neighborhood feeling. Cottage 104 is situated among carefully tended lawns to preserve a sense of privacy. Built to the highest standards with many thoughtful details to provide a quality of life for seniors.*



## About Cottage Home Ownership .....

Residents purchase a share of stock in the St. Andrews Village Association representing the value of their new home. Shareholders continue to receive the full tax benefits of home ownership. Shareholders contribute a modest monthly fee that covers:

- ✓ Property taxes
- ✓ Repairs and maintenance
- ✓ Annual window washing & carpet cleaning
- ✓ Snow and trash removal
- ✓ Grounds maintenance
- ✓ Replacement reserve fund
- ✓ Town water and sewer costs
- ✓ 24-hour emergency monitoring system and on-call staff
- ✓ Property insurance
- ✓ Professional health care coordinator
- ✓ Scheduled transportation