



FOR SALE

Cottage at St. Andrews Village!

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

\$275,000

101 Emery Lane

Cottage 101 is a G-size, two-bedroom, two-bathroom, 1,332 square-foot home. In addition to bright and sunny rooms throughout, this home features a one-car garage, spacious living room with three-season sun room, custom kitchen cabinetry, window seat in master bedroom and more. New owners will have \$2,500 in customization allowance. **Call for a tour today!**

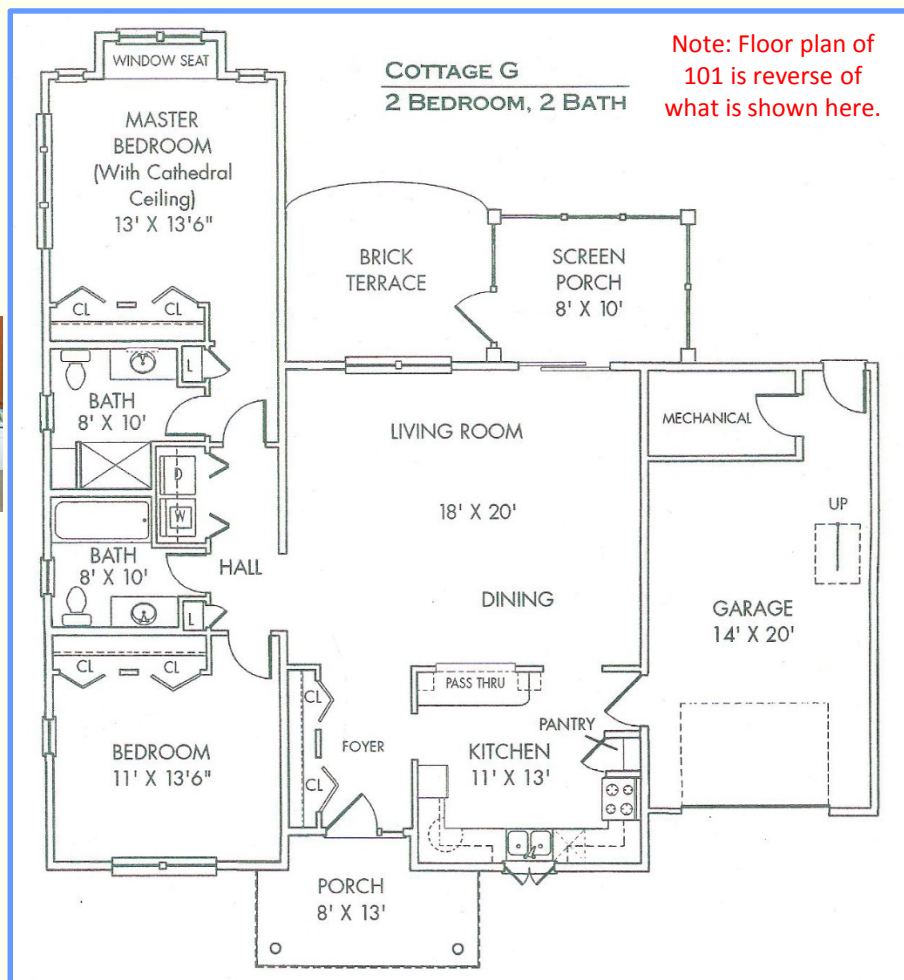


Use our
Refurbishment
Allowance to
customize your
new cottage!

- ✓ Superior construction with great attention to detail
- ✓ Property, systems and appliances maintained by St. Andrews Village
- ✓ Cedar shingles and new roofing
- ✓ Designed with the safety and convenience of seniors in mind, including wide hallways, no thresholds and an attached garage

And more!

*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 101 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