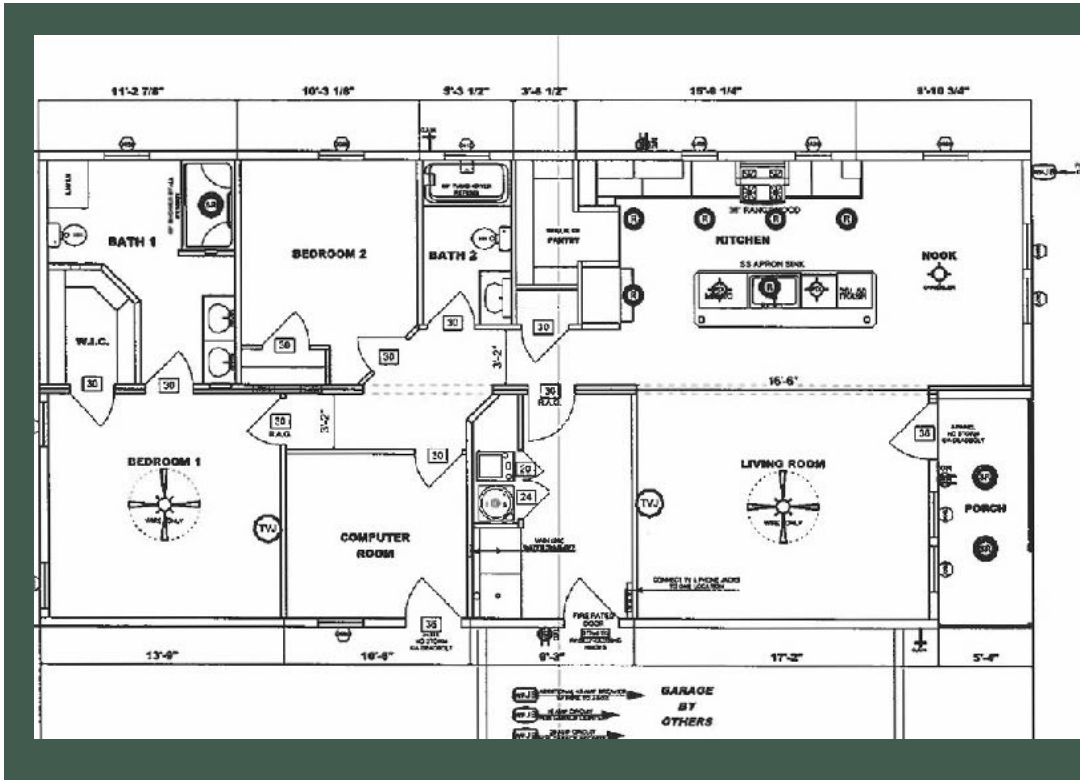


# Blackberry Hill Village

# The Carrabassett

55+ Manufactured Housing Community  
[www.blackberryhillvillage.com](http://www.blackberryhillvillage.com)

**7 Rockport Avenue  
 Berwick, Maine  
 \$463,000**



**Two bed  
 Two bath with  
 computer  
 room  
 1546 sq ft with  
 porch,  
 2 car garage  
 and rear deck**

Floor plan is for marketing purposes only. Orientation of home and plan may change based on site conditions, addition of garage and deck or patio.

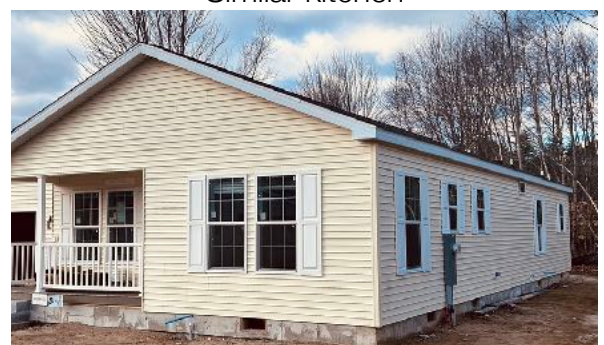
A premium home on a premium lot - this open concept designer kitchen features white cabinets with a blue island, large pantry with dining area. Stainless steel appliances and many upgrades. The master suite will have large bath with double vanities and walk-in shower.

At Blackberry Hill Village, all homes are Energy Star® rated with attached two car garage, deck or patio, paved driveways and front walkway. Land lease includes mowing, fertilization, spring and fall clean-up, roads plowed and driveways cleared by snowblower along with weekly curbside trash pick-up.

Enjoy the pickleball courts, sidewalks and trails, along with a community center currently under construction. It's not just a home, it's a lifestyle



Similar kitchen



**For More Information:**

**603-396-1635  
 Mark G. Phillips  
 Owner / Developer**

# Standard Features (may change based on manufacturer's product availability)

## Interior

- 8' Ceilings with drywall throughout
- Wood cabinets with soft close drawers
- Central AC
- Kitchen features recessed lighting and stainless steel appliances
  - Self cleaning gas range
  - Power scrub dishwasher
  - Refrigerator with ice and water
  - Microwave oven (most models)
- Wired for fan/light in primary bedroom and living room
- Hard wired door chime
- Utility room with washer/dryer hook-ups
- Primary bath features double vanity, walk in shower with grab bar and raised commode
- Lever door handles instead of knobs
- 200 amp circuit breakers with sub-panel in garage, plus LED lighting throughout

## Exterior

- 5/12 pitch roof
- 30 year architectural asphalt shingles

- Set on concrete crawlspace foundation with granite step(s)
- Premium vinyl siding and trim
- Attached 24' x 24' insulated two car garage with 16' door, electric opener and two car width paved driveway
- Thermopane, tilt-in windows with screens, internal colonial grids, and shutters
- Heat tape in crawl space where needed
- Maintenance free composite deck and vinyl rails or concrete patio
- Exterior receptacle and water spigot
- Lamp post with dusk to dawn light and street number
- Starter foundation plantings and sod lawns in front / side yards
- Gutters and downspouts
- 10 Year Manufacturer's structural warranty



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[greatbaynh@comcast.net](mailto:greatbaynh@comcast.net)

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