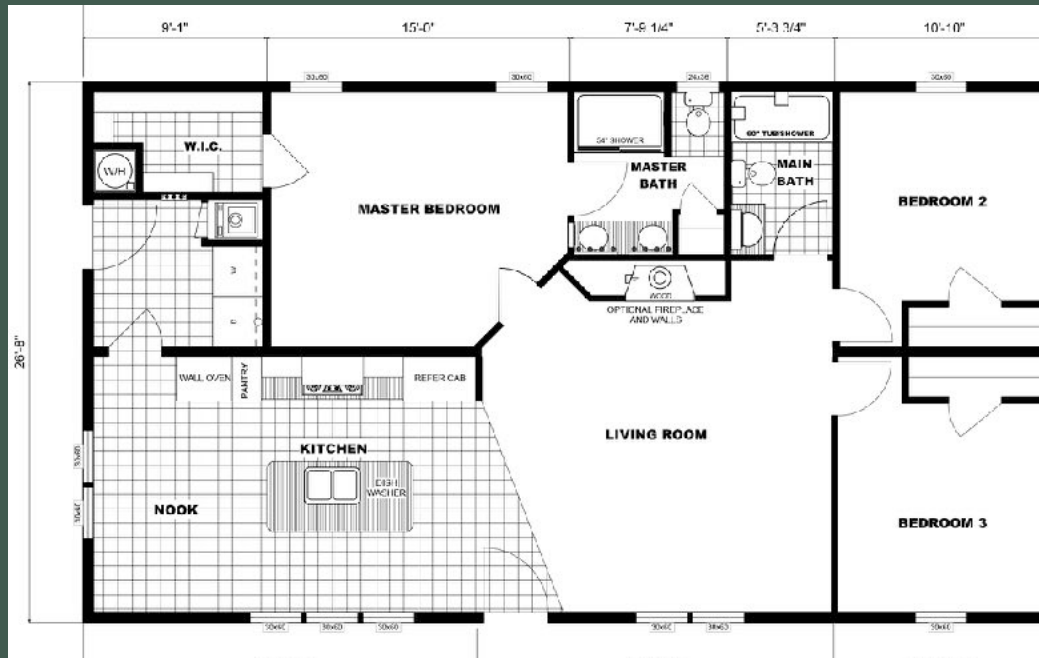


# Blackberry Hill Village

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

# The Saco

6 Wiscasset Street  
Berwick, Maine  
\$385,000



**THE SACO**  
Three bed  
Two bath  
~1280 sq ft  
Plus Farmers  
Porch, 2 car  
garage and  
deck

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

An open concept floor plan will greet you as you enter this cozy home through the welcoming farmer's porch located on a quiet side street. Great kitchen with dining nook, center island, and wall oven is adjacent to the living room. Great primary bedroom with large closet and private bath.

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

**For More Information:**

**603-396-1635**

**Mark G. Phillips**

**Owner / Developer**

**[Greatbaynh@comcast.net](mailto:Greatbaynh@comcast.net)**



## 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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