



FINDING YOUR PERFECT HOME

2015 Real Estate Showcase

For Sale By Maine Highlands FCU



23 Maple Street, Dexter

4 Bedrooms/2.1 bath, HWBB, Full Basement, Appraised Value \$180,000.00

49 Maple Street, Dexter

3 Bedroom/1 Bath, HWBB, New Furnace, Lined Chimney, Appraised Value \$63,000.00



ALL REASONABLE OFFERS WILL BE CONSIDERED

100% FINANCING AVAILABLE to qualified borrowers.

Borrower is responsible for closing costs. Selling as is.

Please contact Rhonda or Adam at 207-924-5544 or 888-806-6920

Abbott Hill Apartments



Beautiful brand new 1BR/1BA apartments for rent on Abbott Hill in Dexter! Close to town and local amenities! Includes heat, electric, water/sewer, & snow removal. Apartment has W/D hookups, two heat sources, air conditioning, and a one-car carport! We will move you for free within 20 miles of Abbott Hill! Small Pets ok with deposit. \$650/mo. +Deposit
207-278-2205



5 home-improvement projects to help sell your home

(BPT) - The real estate market has improved across much of the country, but homeowners thinking about listing their homes this summer need to stay competitive to attract buyers. Buyers are looking for long-term homes, ones they want to stay in for years while raising their children, or settling down and retiring.

To prepare your home for listing - or simply to enjoy it a few years longer - check out these top five home improvement projects you can do yourself to make your home more attractive to buyers:

1. Give the front door a new look - The front door sets the tone for your home's curb appeal and security, and it signals how well you maintain everything else. Buyers will be walking into your home via the front door, so be sure to give them a good first impression. If your door is in good shape, you might just need to give it a refreshing new coat of paint or new hardware. But if it's seen some wear and tear over the years, consider replacing it with a steel door - one that will show buyers your home is safe.

2. Update the most-used entryway - While the front door needs curb appeal, the garage door is traditionally the most-used door in the home. Old wooden garage doors will start to sag and the paint will peel, giving your home a run-down look. Replacing this door with an insulated steel door will not only improve the exterior look of your home, but also keep the garage space warmer. Finishing off the garage can also be a big draw for buyers, but you probably won't be able to recoup as much of the expense as you would by replacing only the garage door.

3. Add additional living space - You might not think about adding a deck as the same thing as adding an extra room to the house, but if you're selling your home during the warmer months, that's how buyers will see it. They'll be able to picture themselves enjoying breakfast and picnic dinners outside, or curling up on a lounge chair with a good book on a summer afternoon. To make your deck a good selling feature consider using ProWood Dura Color, a color-treated wood that retains its color for years. This means your buyers can easily move into your house and enjoy the space without the annual chore of staining. Realtor.com estimates that homeowners can recoup 87 percent of the investment of adding a deck when they sell.

4. Create a bathroom retreat - As the smallest room in the house, the bathroom tends to cost the least to remodel. If you have a guest or master bath that can use a little help to transform into a relaxing oasis, take the opportunity to replace the flooring, add cushy rugs, paint the walls and replace the accessories with more modern styles. Faucets, showerheads, the mirror and even the toilet can all be upgraded with water-saving and stylish designs. Buyers will take note of a maintenance-free bath, making your home one they'll remember as moves-in ready.

5. Turn the backyard into a private paradise - Buyers will be visualizing themselves in your backyard when touring your home. They're looking to see how quiet and secure the space is. Consider adding a beautiful wooden fence to enhance the privacy. It will make the home attractive to families with children and pets, and for couples who aren't interested in having a conversation with the neighbors every time they go outside. To make your fence an attractive selling feature of the home, consider using ProWood Dura Color fence pickets or pre-built panels. The cedar-tone or redwood-tone colorant driven deep into the wood fibers will stand up to the sun's harsh rays and won't gray out over time, unlike cedar fencing. You can match it to the deck coloring for a beautiful accent look that connects the colors in your backyard.

ELDERLY AND FAMILY RENTAL APARTMENTS

SUBSIDIZED RENTAL ASSISTANCE

- OAK RIDGE APTS. - GUILFORD
- HEBRON HEIGHTS APTS. - MONSON
- DEAN PARK APTS. - GREENVILLE
- FAIRWAY KNOLLS - DEXTER

To Apply: Call 534-7379
TOLL FREE 1-888-244-7072
Dial 711 for TTD/TTY

Elderly applicants must be 62 years of age or older. Handicapped/disabled applicants may be under 62.

Theriault Property Management
PO Box 215, Rockwood ME 04478

We are an Equal Opportunity Provider and Employer

MALLETT REAL ESTATE, LLC

Eleven North Street, Dover-Foxcroft, Maine
207-564-8073 • mallettrealstate@gmail.com

Bronycke • 1153090 Sebec Lake at Greeley's Landing: Shorefront cottage on Gards Pond, just a step off the road this cottage offers privacy, 132 feet of frontage with 1.6 acres, three bedrooms, bath with cathedral ceiling and lots of glass looking out to the water, nice big kitchen, bath, large deck off living room. \$239,000

Vadunas • 994767 Dover-Foxcroft: Sebec Lake - Rustic cottage w/219 ft frontage on the water with beautiful sandy beach and one acre. Three bedrooms, large living room with cathedral ceiling and lots of glass looking out to the water, nice big kitchen, bath, large deck off living room. \$235,000

Small, Bernie • 1205625 Sebec Lake at Sebec: Exceptional Sebec Lake Shorefront Home, all finished, 100 feet of frontage. Excellent craftsmanship inside and out with cathedral ceilings, wide pine floors, kitchen, living room, 1 1/2 baths, 2 bedrooms full basement nice deck on front. Beautiful sand beach. \$239,000

Caland • 1142504 Sebec Lake at Greeley's Landing: Large charming old cottage offers beautiful views of Bourtonne Mountain, sandy beach, beautiful, 107 feet prime frontage... Inside is lots of space with fireplace, kitchen, dining area, living room, den, 4 bedrooms, bath and laundry. Easy access to town. \$229,000

Lamb • 1214544 Bowerbank on Sebec Lake: Nice older camp with 300 feet frontage in beautiful location on Sebec Lake. Newer roof, large building would be great as a bunkhouse, drilled well, recent septic system, easy access, beautiful frontage, one of the very best spots on the lake. \$175,000

Cole • 1223317 Sebec Lake in Bowerbank: Antique Victorian Cottage on one of Sebec Lake's most beautiful locations with views of the castle to the beach. Windows get water with good deep fresh water access. Cottage is old but right on the water's edge and is ready for your personal touches. \$140,000

Sanger Davis
341-0140 (cell)

Realty of Maine

For more listings visit our website at www.realtyofmaine.com

118 Moosehead Trail Suite 1, Newport, ME 04959

Pally Thompson
631-4354 (cell)

For more listings visit our website at www.realtyofmaine.com

Waterfront

New Listing

Price Reduced

MLS# 1206233 Dexter: Renovated 4BR/2 1/2 bath home. Large 1600 sqft living area of Wausseau Lake. A fully 4 season recreational trail. Garage under \$795,000. Call Sanger

MLS# 1133882 Dexter: Beautiful waterfront lot with 3BR/2BA D/W home in great condition. Home sits on full well established foundation. One car garage and paved drive. Nice year round or seasonal trailer. \$275,000. Call Sanger

MLS# 1224107 Dexter: Cute camp with 1 bedroom, sunroom, living room, 12x16 deck on the back, lamina porch on the front. Many updates done over the last few years, new windows, metal roof, plumbing, electrical, nice large kitchen with new cabinets, vinyl siding and metal roof. \$119,900. Call Pally

MLS# 1201644 Dexter: Very well maintained 1992 2 bedroom, 1 1/2 bath Burlington mobile home. Roof and furnace have been updated, newer kitchen floor. Large bedrooms, three sets of a job. Deck on the front. Paved drive with 2 car garage. Located in town close to shopping. \$69,900. Call Pally

MLS# 1201108 Dexter: 3 bedroom covek with 4 bedrooms, large living room, 12x16 deck on the back, lamina porch on the front. Many updates done over the last few years, new windows, metal roof, plumbing, electrical, nice large kitchen with new cabinets, vinyl siding and metal roof. \$119,900. Call Pally

MLS# 1225206 Newport: Totally modern bedroom home has 2 baths, formal dining, nice large kitchen with new cabinets, vinyl siding and metal roof. \$119,900. Call Pally

MLS# 1216687 Dexter: Private 3 bedrooms, 1 1/2 bath home on 5.2 acres. Built in 1995, in good condition, well taken care of. Metal roof put on in 2013. Full basement. \$199,000. Call Pally

MLS# 1215667 Newport: Well maintained 2 1/2 acre estate in lovely Master Lake 4 bedroom lake. Finished basement w/2 cars. Located in 1995, in good condition, well taken care of. Metal roof put on in 2013. Full basement. \$119,900. Call Pally

MLS# 1127799 Harmony: Newly finished 2007 lake cottage with water view and water with good deep fresh water access. Cottage is old but right on the water's edge and is ready for your personal touches. \$140,000

MLS# 1220280 Newport: Over 1 acre site 200 feet of water frontage on Sebasticook Lake. One car room camp on property. \$80,000. Call Sanger

Quick tips to reduce moving stress

(BPT) - Moving brings exciting possibilities of a different neighborhood, fresh spaces to decorate and new family traditions to be made. But it also means leaving behind people and places you love. While some sentimental items can be taken to your new place, many memories just aren't transportable. That's why it's even more important to protect those goods that can make the move.

To help ensure your treasured belongings arrive safely to your new home, be prepared and arm yourself with tools that make safeguarding your possessions simple and less stressful.

Make room for new memories
Although you want to preserve your memories, taking everything with you isn't necessarily the best decision. Moving is the perfect opportunity to organize and purge items you don't need or won't use in your new residence. To lessen the load on moving day, hold a garage sale or donate unwanted items to a local charity. Plus, if you're trying to sell your current home, the less clutter the better.

Once you've determined which objects will make the move, decide where they'll go in your new place. While some of your belongings are currently in the den, will they be in the spare bedroom now? Make the unpacking process simpler by creating a plan for your new space in advance and pack according to where things will go, not by where they're being.

Organize, don't agonize
Starting the process early can help avoid nerve-wracking, last-minute packing, and give you time to be a bit nostalgic. Before you begin boxing things up, take videos and photos of each room to preserve your memories of that space. Don't forget to include outdoor areas like a backyard treehouse or handprints in the patio cement.

Then, make a checklist of everything you need to accomplish before moving - packing, cleaning, canceling and re-starting utilities, registering the kids for school - and set a timeline for completing each step. Once you're ready to start packing, do it methodically, working room by room to make the task seem more manageable. Start with decorative pieces that you can go without for a month or so, keeping items you need daily for last.

Protect delicate possessions
To ensure your belongings arrive safely, it's essential to pack possessions with extra care. Safeguard breakables with wrappings materials designed to protect fragile goods, such as Duck brand Bubble Wrap cushioning. It features a nylon barrier that prevents air loss, ensuring the bubbles remain filled for the best protection.

Next, pack items in clean, sturdy containers in a variety of sizes. Use large boxes for bulky, yet lighter furnishings, such as pillows and blankets, and place heavier objects in smaller boxes to avoid unnecessary strain. Seal boxes securely with a quality packaging tape, like Duck brand EZ Start packaging tape. Its Frustration Free special release technology means you never lose the tape end (a major frustration when packing numerous boxes), plus it won't split or tear.

Be sure to label boxes clearly, marking them on the sides of the boxes, not the top. This step makes it obvious what's inside, even if they're stacked. You also can use different colored or printed packaging tapes to color code each room - red for the bedroom, blue for the kitchen.

Have help on hand
Moving is hard work, so recruit friends and family to help with packing and unloading on moving day. You'll love showing off your new place, and it'll help with the transition to see that loved ones aren't too far away to make the trip. Just be sure to promise plenty of food and drink as a reward for their hard work.

Put together an "open me first" box with the gear you'll need immediately, such as tools to assemble furniture, cleaning



breakables with wrappings materials designed to protect fragile goods, such as Duck brand Bubble Wrap cushioning. It features a nylon barrier that prevents air loss, ensuring the bubbles remain filled for the best protection.

Next, pack items in clean, sturdy containers in a variety of sizes. Use large boxes for bulky, yet lighter furnishings, such as pillows and blankets, and place heavier objects in smaller boxes to avoid unnecessary strain. Seal boxes securely with a quality packaging tape, like Duck brand EZ Start packaging tape. Its Frustration Free special release technology means you never lose the tape end (a major frustration when packing numerous boxes), plus it won't split or tear.

Be sure to label boxes clearly, marking them on the sides of the boxes, not the top. This step makes it obvious what's inside, even if they're stacked. You also can use different colored or printed packaging tapes to color code each room - red for the bedroom, blue for the kitchen.

Have help on hand
Moving is hard work, so recruit friends and family to help with packing and unloading on moving day. You'll love showing off your new place, and it'll help with the transition to see that loved ones aren't too far away to make the trip. Just be sure to promise plenty of food and drink as a reward for their hard work.

Put together an "open me first" box with the gear you'll need immediately, such as tools to assemble furniture, cleaning

PROPERTIES SELL AT NORM COOKSON REALTY

Because Our Properties are Listed in MULTIPLE Ways!
On 26 Search Engines • On Our Own Website
In 12 Papers/Publications • In Free Catalog • Our Window Display

42a Stc restaurant on the shore of Lake Wassookaeg at the public swim front. Also has an Ice Cream Shop and picnic area for outdoor dining. Open seasonally but could easily be converted to year round. Building only, land is leased from the town. Excellent summer money maker.

5195L DEXTER \$150,000

GET YOUR PROPERTY SOLD!
GET ON OVER TO NORM COOKSON REALTY!
175 SPRING ST., DEXTER 924-3594 • 924-7902
www.NormCookson.com Or E-mail us at norm@normcookson.com

BERKSHIRE HATHAWAY
Home Services
North Branch, VT

**24 Main Street
Dexter • 924-3300**

**156 Main Street
Newport • 926-4400**

AN INDEPENDENTLY OWNED AND OPERATED MEMBER OF BNY WEALTHLINE, L.P.

**Call
Lee at
207-270-0211**

<p>MLS# 1218408 Shelburne: 3 bedroom 2 Full baths sits at the water edge in the quaint village of Shelburne. 204'-7" of private waterfront. The perfect spot to enjoy exceptional living and entertainment. In-law apartment above the garage for guests or extra income. \$40,999</p>	<p>MLS# 122193 Shelburne: Beautifully maintained custom built, spacious 12 rm waterfront home. 3 bedrooms, 2 1/2 baths, lower room for whatever your needs. 2 A, lot w/200 ft of water front, great beach and pool. Must see on an unbelievable buy!! \$299,900</p>	<p>MLS# 120071 St Albans: 3 bdrms 1 1/2. farmhouse on 12.5 ac of field & woods w/100' road frontage on a lower maintained road. Panoramic views of the Diamond Hills. 2560 sq ft, 2 car garage, finished basement & lots of room for all your toys, auto & boat garage, newer roof and vinyl siding. \$189,900</p>
<p>MLS# 1195427 St Albans: Great Waterfront cottage w/132 +/- feet of waterfront on Big Indian over looking the water wonderful views of the Lake Wassooka open living space w/ kitchen, enclosed porch. Nice for your recreation. \$149,900</p>	<p>MLS# 1154938 Pittsfield: Exceptional Property! Custom built ADA 3 bdrms, 2.5 bath, ranch, w/long fireplace sits on 18.6 beautiful acres w/c ac attached and a 20' XH garage, radiant heat, full basement, custom wrought iron pool, waterfront patio w/indoor/canopy grills, kitchen, porch \$339,900</p>	<p>MLS# 1217448 Ripley: 2 bdrms, raised vintage open concept kitchen, 4 season views & up of beautiful Lake Wassooka (WV) finished shore frontage & bases. Swim, boat, fish & Lake Wascokanery (WV) finished shore frontage for your next! Out building for storage and security system installed. Deck, land & mature landscaping provide a special escape w/ leaving home! Close to amenities! A must see! \$222,000</p>
<p>MLS# 1200704 Montpelier: Lake Waterside! Absolutely stunning views of mountains & beautiful Lake Waterside right from the dining room table of this cottage! This special property offers 180' of great waterfront, a nice 2 bedroom cottage with attached breezeway, 2 car garage and sits at the water's edge! It needs some TLC but well worth the money! \$179,900</p>	<p>MLS# 1209209 Dexter: 4 bdrms, 2 baths. Beautifully & tastefully renovated Colonial white siding, roof shingles, windows, doors, kitchen, baths, tile & wood floor-Attached 2 story bar/banquet area & detached 2 bay garage and possible in-law apartment. All this located on a nice country lot close to Main Street for Great fishing, hunting, and 0'10 mile from ITS 89 trail \$125,000</p>	<p>MLS# 1200711 Dexter: 2-3 bdrms, raised vintage open concept kitchen, 4 season views & up of beautiful Lake Wassooka (WV) finished shore frontage & bases. Swim, boat, fish & Lake Wascokanery (WV) finished shore frontage for your next! Out building for storage and security system installed. Deck, land & mature landscaping provide a special escape w/ leaving home! Close to amenities! A must see! \$222,000</p>
<p>MLS# 1218414 Corrales: 3rd level contemporary home offers beautiful exterior stone and brick, solid cherry cabinets, 3 spacious bedrooms with closets, 2.5 baths, master bath w/soak & 3 closets, beautiful stone fireplace w/wood elevator, a large efficiency room, etc. 2 car garage, 30600 barn/patio & a security system. Site on a lovely landscaped 2 ac country lot. A must see! \$199,900</p>	<p>MLS# 1219917 Corrales: Well maintained 3-4 bedroom 400 Square Feet 2 1/2 bath w/ tile floors, granite tile showers. This fine home boasts tile and hardwood floors, spacious rooms, french doors, all beautifully done and easy to move into. There is a detached 2 car garage and carriage shed. Great neighborhood and an easy commute to the Bangor area. A must see! \$114,900</p>	<p>MLS# 1164995 Dexter: Cute Cottage sits at the water's edge and brings you in to time with the original cabinets and charming cottage features. Great spot to enjoy the water on beautiful Lake Wassooka. Needs a little TLC but well worth it! Possible Over-Flow! \$120,000</p>

Names You Can Trust
Offered by An Insurance Company You Can Trust

AllState

Bristol West

Concord

Countryway

Dairyland

Farmers

Foremost

Hartford

Kemper

MEMIC

Metropolitan

National Grange

Travelers

Tower

Patriot

Patrons

Peerless

Progressive

Vermont Mutual

Planning for the future one step at a time

AUTO HOME COMMERCIAL
Bob Kimball - Sonya Conner - Shelby Taylor - Jamie Morrison

FINANCIAL SERVICES - LIFE & HEALTH
VARIABLE ANNUITIES - RETIREMENT PLANNING
MUTUAL FUNDS - IRA'S - 401K - LTC
*Kamron Kimball - personal in-house service

KIMBALL Insurance LLC

35 Hudson Ave,
Guilford ME 04443

(207) 876-9777

www.kimballinsuranceagency.com

See our weekly Gazette Service Directory.

* Securities offered through United Financial Services of America, a Limited Partnership, Member FDIC, SIPC.

