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23 Maple Street, Dexter

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49 Maple Street, Dexter

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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.

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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

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Waterfront

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MLS# 1206233 Dexter: Renovated 4BR/2 1/2 bath home. Large 1600 sqft living area w/Washington 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 home. \$725,000. Call Sanger

MLS# 1224107 DeLorge: Cute camp with 1 bedroom, sunroom, living room, 12x16 deck on the back, lamers porch on the front. Many updates done over the last few years, new windows, metal roof, plumbing, electrical, nice large kitchen with new cabinets, HWY 101 on the road. \$250,000. 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 sto or a slab. Deck on the front. Paved drive with 2 car garage. Located in town close to shopping. \$169,900. Call Pally

MLS# 1223428 Dexter: 72X14 singlelevel lot in need of some TLC. 3BR/1.5BA on nice 4 acre lot. Attached detached porch/entry area. Many updates done on this home. Storage building. \$230,000. Call Sanger

MLS# 1220118 Dexter: 3 bedroom covek with 1 kitchen, large living room, 12x16 deck on the back, lamers porch on the front. Many updates done over the last few years, new windows, metal roof, plumbing, electrical, nice large kitchen with new cabinets, HWY 101 on the road. \$250,000. Call Pally

MLS# 1143687 Dover-Foxcroft: Private 3 bedroom, 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. \$249,000. Call Pally

MLS# 1127179 Harmony: Newly finished 2007/18 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# 1220880 Newport: Over 1 acre site 200 feet of water frontage on Sebasticook Lake. One car room camp on property. \$80,000. Call Sanger

MLS# 1225050 Newport: Totally modern bedroom home has 2 baths, formal dining, nice large kitchen with new cabinets, HWY 101 siding and metal roof. \$119,900. Call Pally

MLS# 1216667 Newport: Well maintained 2 1/2 acre estate in lovely Master Ln. 4 bedroom, 3 1/2 baths, well landscaped, paved driveway. In good condition, well taken care of. Metal roof put on in 2013. Full basement. \$319,900. Call Pally

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 restarting 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.



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MLS# 121848 Sobes: 3 bedrms 2 Full baths sits at the water edge in the quiet village of Sobes. 204'-7" of private waterfront. The perfect spot to enjoy exceptional views and entertain in-laws adjacent above the garage for guests or extra income. \$249,999

MLS# 122193 Shelton: Beautifully maintained custom built, spacious 12 rm waterfront home. 3 bedrooms, 2 1/2 baths. lower room for whatever you need. 2 A, 1st w/200 ft of water front, great beach and dock. Must see on an unbelievable buy! \$299,900

MLS# 120071 St Albans: 3 bdrms 1 1/2 ba. farmhouse on 12.5 ac of field & woods w/80' road frontage on a lower maintained road. Panoramic views of the Diamond Hills. 2560 sq ft. 2nd floor w/finished stone & lots of room for all your toys, auto or boat garage, newer roof and vinyl siding. \$189,900

MLS# 119342 St Albans: Great Waterfront cottage w/132 +/- feet of waterfront on Big Indian over the lake wonderful views of the Lake w/whisper open living space w/ kitchen, enclosed porch. Nice for your recreation. \$149,900

MLS# 115458 Pittsfield: Exceptional Property! Custom built ADA 3 bedrms, 2 1/2 bath, ranch w/long driveway sits on 18.6 beautiful acres w/c ac attached and a 20' XH garage, radiant heat, full basement, custom wrapped pool, w/waterfall patio w/windoor/cameras/great kitchen, just north \$339,900

MLS# 121748 Ripley: 2 bdrms, ranch w/stone open concept kitchen, 4 season views & use of beautiful Lake Wassookaug (BO) finished stone & bases. Swim, boat, fish & Lake W/whisper w/road! Out building for storage and security system installed. Deck, land & mature landscaping provide a special escape w/ amazing views! Close to amenities! A must see! \$222,000

MLS# 120004 Monksie: Lake House. Absolutely stunning views of mountains & beautiful Lake Hudson right from the dining room table of this cottage! This special property offers 160' 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

MLS# 120920 Dexter: 4 bedrms, 2 baths. Beautiful & beautifully renovated Colonial white siding, roof shingles, windows, doors, kitchen, bath, tile & wood floor-Attached 2 story bar/pantry/garage & a detached 2 bay garage and possible in-law apartment. All this located on a nice country rd close to Main Street for Great fishing, hunting, and 0/10 mile from ITS 89 trail \$125,000

MLS# 120771 Dexter: 2-3 bdrms, closed kitchen open concept kitchen, 4 season views & use of beautiful Lake Wassookaug (BO) finished stone & bases. Swim, boat, fish & Lake W/whisper w/road! Out building for storage and security system installed. Deck, land & mature landscaping provide a special escape w/ amazing views! Close to amenities! A must see! \$222,000

MLS# 121841 Carleton: 3rd level contemporary home offers beautiful exterior stone and vinyl siding, cherry cabinets, 3 spacious bedrooms with closets, 2 1/2 ba, master bath w/soak & 5 closets, beautiful stone fireplace w/wood elevator, a large efficiency room, etc. 2 car gar, 30600 barn/patio & a security system. Sit on a nicely landscaped 2 ac country lot. A must see! \$199,900

MLS# 121917 Carleton: Well maintained 3-4 bedroom 400 Square Feet 2 1/2 bath w/ tile floors, open floor showings. This fine home boasts tile showers, 3 spacious bedrooms, french doors, all beautifully done and ready 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

MLS# 114969 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 Wassookaug. Needs a little TLC but well worth it! Possible Over-Financing! See \$120,000

MOVING from Page 15

supplies and shelf liner for drawers, closets and kitchen cabinets. Be sure to include some festive treats, like a favorite dessert, so the family can relax and enjoy

your new space.

Moving should be more celebratory than stressful. With just a bit of planning, you can protect the memories you love most, and ensure a successful start to your life in your new home.



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Sebec 1221129 - Building lot 5 minutes from Auburn. Large lot with 2 bedrooms and 5 1/2 bathrooms and 2 1/2 car garages. Close to 3 Golf courses and on the outskirts of Auburn. Last lot available in the subdivision. Its ready for your dream home. Bring your own builder or ask about our turn-key packages that can be used with most loan programs. This lot offers privacy and is on a dead end street that is city owned and maintained, no association fees! \$255,000
Dover-Foxcroft 1221712 - New building lot located in the country but close to town. Town maintained road with electric. Wooded and surveyed. Close to Sebec Lake and Peaks Keeny Park. Great spot for your new home or vacation home. \$21,900
Hillsdale 1223951 - 450' of frontage & direct access to Sebec Lake. Kitchen w/ pine cabinets, dining area & den w/ wood stove. Sliding doors to living room w/ gas fireplace & built in cabinets for storage. New 28036 two car w/ lift and back deck & storage above. New metal roof. 103'x14 wood shed w/ power. New steps to the waters edge and power. Large wrap around deck. \$274,900

WATERFRONT/CAMPS
MLS# 1211803 Schoodic Lake 2 beds, 1 1/2 baths, spacious living room w/ patio doors to front deck. Modern kitchen, full bath, FHA terms & Empire gas heater, generator, etc. plus new water heater & small storage shed. Includes deck with stairs. \$259,000
MLS# 1224553 Big Boyd Lake 1 1/2 ac. w/ 121' w/ water frontage. Great recreational lake for fishing, boating, swimming, skiing or snowmobiling. Sun deck and just relax watch the loons go by \$67,000
MLS# 1217283 Sebec Lake 2 beds, full bath with laundry area, open concept with patio doors to deck. Central propane heat, 5 air lights, 2 built in air conditioners, knotty pine interior, concrete slab and so much more. \$155,900
MLS# 1212596 Brans Mills Pond 2 beds, full bath with laundry area, open concept with patio doors to deck. Central propane heat, 5 air lights, 2 built in air conditioners, knotty pine interior, concrete slab and so much more. \$55,900
MLS# 1217025 Big Boyd Lake Newer Island Cottage situated on 2.86 ac. w/20' frontage. Just a short boat ride to island. Parking area for cars before Public Landing. Gas lights and wood heat. A pristine lake w/straw-duck wildlife. Call for details. \$59,000
MLS# 1159436 Pleasant River If it's privacy you want then look no further! Never small cabin w/56' of frontage. 10 1/2 acres located on a seasonal road. Hunting, fishing, boating or just plain old relaxing are all just waiting for you! Come see \$65,000.
MLS# 1150646 Sebec Lake Great lot fishing westerly for stunning sunsets and views. Camp 2 bedrooms, bathroom and a laundry room. It also has 2 decks, an enclosed porch & a bunkhouse. The deck is also included. \$119,900
MLS# 1146482 Boyd Lake Remodeled 2 bedm. cottage w/ deck overlooking lake. New septic system, monitor oil burner, matched pine interior. Solenoid water pump in lake. Enclosed front porch & large deck. \$149,900
MLS# 1196357 Ebeemee Lake 1862 +/- sq. ft. 3 bedrooms, 2 baths, gas fireplace, full basement, generator & much more. 2 car detached garage w/door openers & overhead storage. \$399,900
MLS# 1135155 Schoodic Lake Enjoy your summer in this very cute cottage. 100' frontage with a great lot and nice views. With 3 bedrooms and 1 full bath, you have all the comforts of home. \$225,000
MLS# 1055089 Boyd Lake Great location for all your water sports and ice fishing too! Camp has been completely remodeled, wired, new metal roof and lovely pine throughout. Call to get all the details before it's gone! \$59,900
MLS# 1093731 Sebec Lake Cop big cabin on the shores of Sebec Lake. 2 bedrooms, sleeping loft area, full bath and screened in porch overlooking the lake. Garage for storage. 1 1/2 acres w/ 126' +/- frontage on the lake. \$235,000
MLS# 1060755 Ebeemee Lake 1 1/2 ac. with year round access. Knotty pine interior, screened in porch overlooking the lake. Comes furnished. 3 bedrooms, 1 bath w/ laundry. \$139,900
WATERFRONT LAND LISTINGS
1222166 Schoodic Lake 3.55 Acres \$249,500
1052598 Milo Pleasant River 12 Acres \$20,000
1092067 Ebeemee Lake 2 Acres \$85,999
1024950 Schoodic Lake .62 Acres \$114,500