

99 HASKELL STREET - WESTBROOK

SINGLE FAMILY RESIDENCE FOR SALE



PROPERTY TYPE: *SINGLE FAMILY*

BUILDING SIZE: *2,080 +/- SF*

ACREAGE: *.34 +/- ACRE*

#BRs & BAs: *6 BEDROOMS / 1.5 BATHS*

2 DECKS OVERLOOKING PRIVATE BACK YARD

SAFE, QUIET NEIGHBORHOOD SETTING

PLENTY OF NEARBY RECREATIONAL SPOTS

CONVENIENT ACCESS TO DOWNTOWN
WESTBROOK, PORTLAND, AND I-95

SALE PRICE: ~~\$429,000~~ **\$409,000**



For more information contact:

ALEX PIRLECI or HEIDI NOTTONSON

Alex: 207-239-6606

alex@balfourcommercial.com

Heidi: 207-615-8836

heidi@heidinottonson.com





OWNER	Spurwink Services Incorporated
PROPERTY TYPE	Single Family Residence
ZONING	RGA 1 - Residential Growth Area
YEAR BUILT	1900
ACREAGE	.34+/- Acre
BUILDING SIZE	2,080 +/- SF
# BEDROOMS / BATHROOMS	6 Bedrooms, 1.5 Bathrooms
PARKING	Room for 4-6 vehicles
TAXES/YEAR	\$5,293.78 (2026)
BOOK/PAGE	11161/0297
MAP/BLOCK/LOT	034/241
UTILITIES: ELECTRIC	Circuit Breakers
SEWER	Public
WATER	Public
HEAT SYSTEM	FHW; Oil
WATER HEATER	Off Heating System
CONSTRUCTION:	
BASEMENT	Full, Unfinished, Bulkhead entry
EXTERIOR	Vinyl Siding with Shingle Roof
FLOORING	Laminate, Linoleum, Carpet

OVERVIEW

This spacious 6-bedroom, 1.5-bath home offers a rare combination of size, flexibility, and location in a quiet neighborhood with convenient access to downtown Westbrook, Portland, and the Maine Turnpike. The expansive layout provides versatile living options, whether for a large single-family residence or an investment opportunity, with built-in drawers and abundant cabinetry adding both character and functionality throughout.

Outside, the property features a fenced-in private backyard with two decks—including one accessed directly from a bedroom—a detached shed, and dual driveways offering ample off-street parking. With nearby recreational areas and easy access to key amenities, this property presents a compelling opportunity for buyers seeking space, convenience, and long-term potential.



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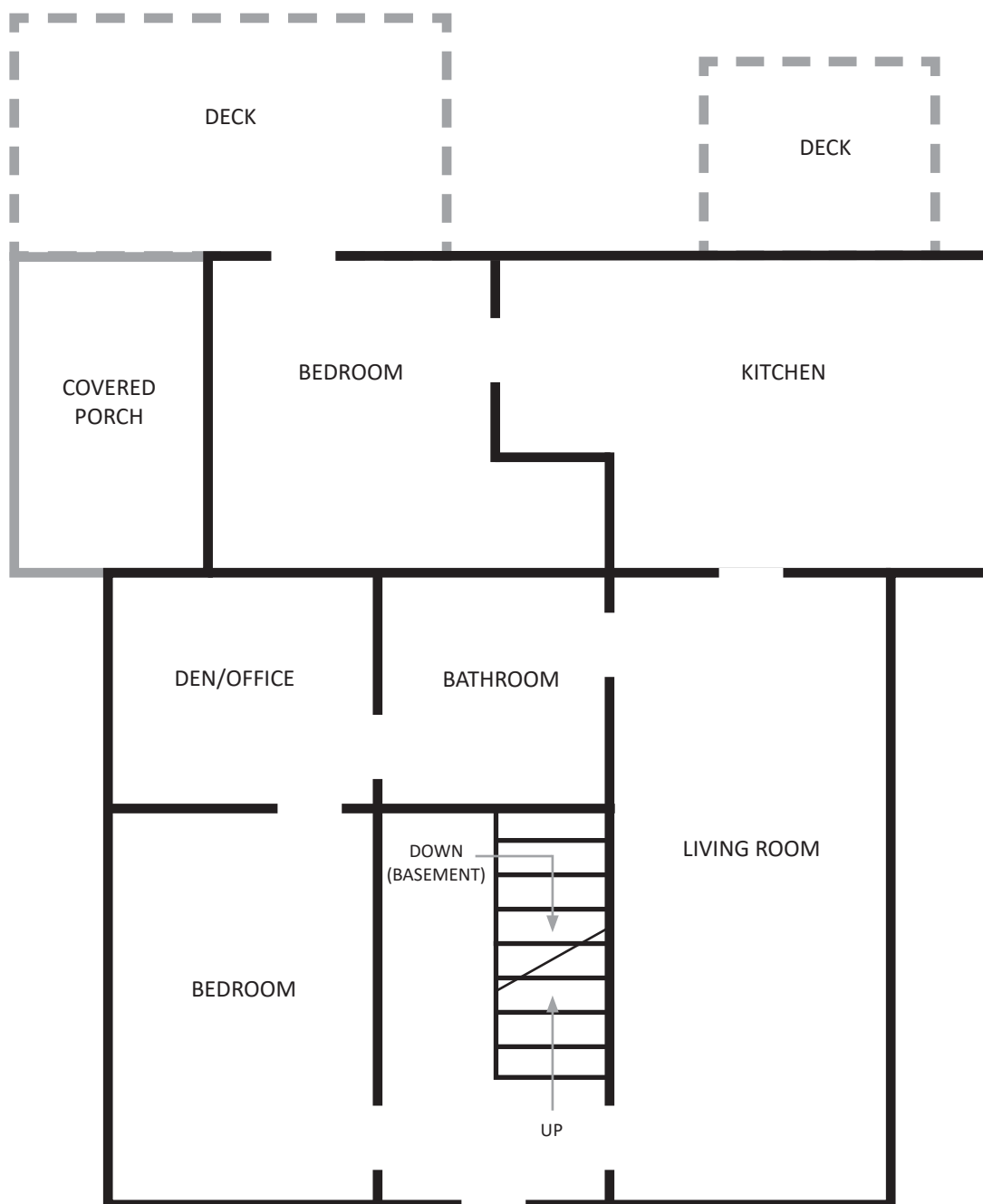
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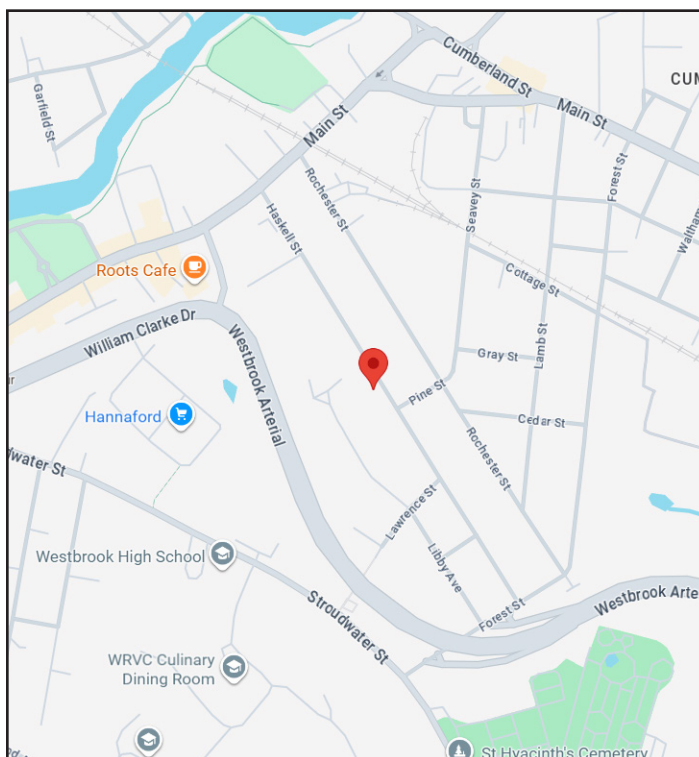
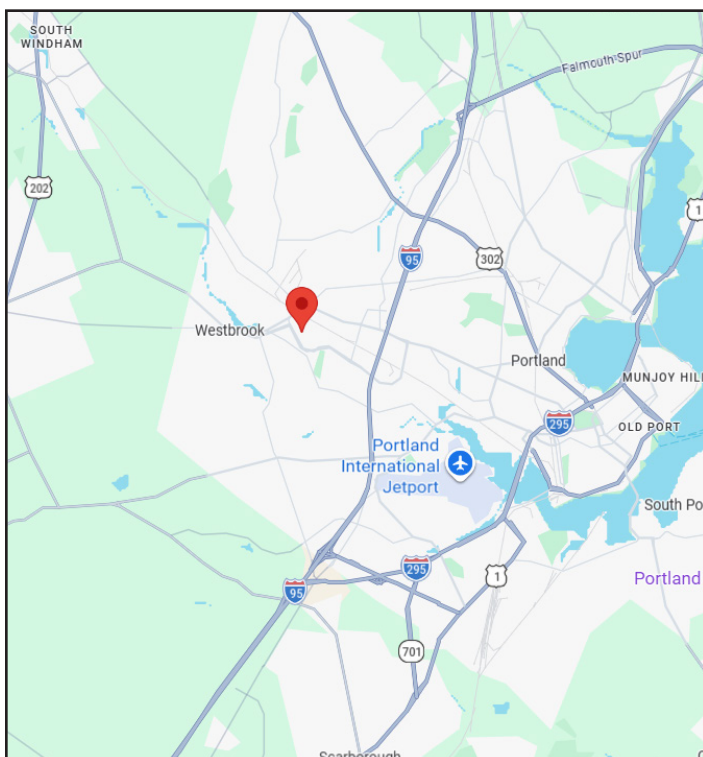
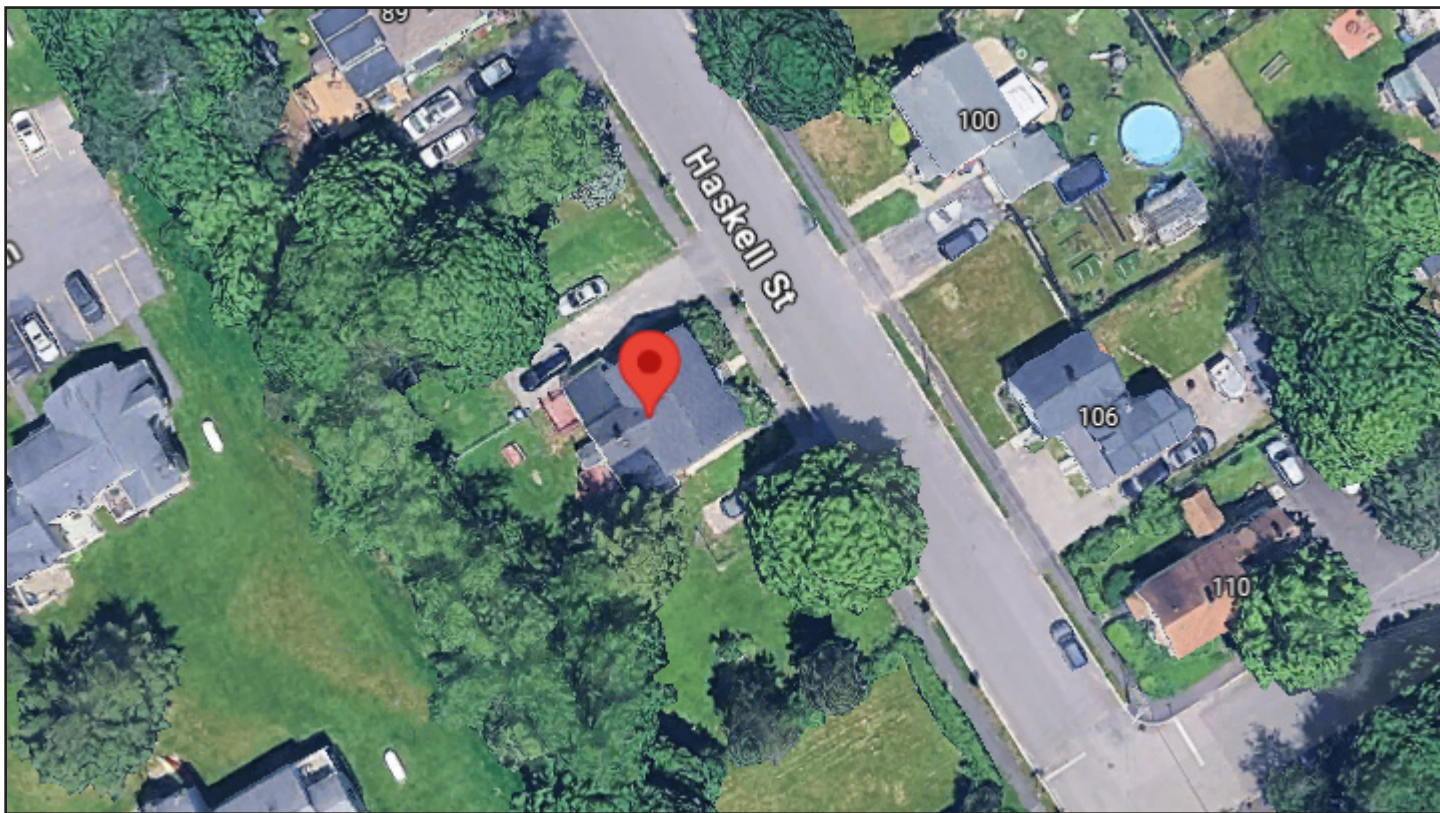


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169 RAY STREET, PORTLAND
39 READ STREET, PORTLAND
22 WAYSIDE ROAD, PORTLAND
99 HASKELL STREET, WESTBROOK

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, that **READ STREET PARTNERSHIP LIMITED PARTNERSHIP (f/k/a READ STREET PARTNERSHIP)**, a Maine limited partnership with a place of business in Portland, in the County of Cumberland and State of Maine, for consideration paid, **GRANTS with WARRANTY COVENANTS TO:**

THE SPURWINK SCHOOL, a not-for-profit corporation with a place of business in Portland, County of Cumberland, State of Maine, whose mailing address is 899 Riverside Street, Portland, Maine:

Parcel One - 169 Ray Street, Portland: A certain lot or parcel of land with the buildings thereon, situated on Ray Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described on Exhibit A annexed hereto and made a part hereof.

Being the same premises conveyed to Read Street Partnership by warranty deed of Mary T. Gaudet, et al. dated November 19, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6980, Page 39.

Parcel Two - 39 Read Street, Portland: Two (2) certain lots or parcels of land with the buildings thereon, situated on the northeasterly side of Read Street, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described on Exhibit B annexed hereto and made a part hereof.

Being the same premises conveyed to Read Street Partnership by warranty deed of Robert R. Walker dated July 24, 1984 and recorded in said Registry of Deeds in Book 6534, Page 326.

Parcel Three - 22 Wayside Road, Portland: A certain lot or parcel of land with the buildings thereon, situated on Wayside Road, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described on Exhibit C annexed hereto and made a part hereof.

Being the same premises conveyed to Read Street Partnership by warranty deed of Douglas A. and Elizabeth A. Axelsen dated June 22, 1985 and recorded in said Registry of Deeds in Book 6805, Page 64.

Parcel Four - 99 Haskell Street, Westbrook: A certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Haskell Street, in the City of Westbrook, County of Cumberland and State of Maine, being more particularly bounded and described on Exhibit D annexed hereto and made a part hereof.

Being the same premises conveyed to Read Street Partnership by warranty deed of Sandra L. Dyer dated August 31, 1984 and recorded in said Registry of Deeds in Book 6553, Page 230.

IN WITNESS WHEREOF, the said READ STREET PARTNERSHIP LIMITED PARTNERSHIP has caused this instrument to be signed this 13th day of December, 1993.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

[Signature]

READ STREET PARTNERSHIP
LIMITED PARTNERSHIP

By [Signature]
DAVID LUKARI
Its Gen. Part.

STATE OF MAINE
COUNTY OF CUMBERLAND

December 13, 1993

Personally appeared the above-named DAVID LUKARI, in his said capacity, and acknowledged the foregoing to be his free act and deed, and the free act and deed of said partnership, before me.

[Signature]
~~Notary Public~~ Attorney at Law

David H. Anderson
Printed Name

EXHIBIT A169 Ray Street, Portland, Maine

A certain lot or parcel of land, with the buildings thereon, situated on Ray Street, in Portland, County of Cumberland and State of Maine, being Lots 6, 7, 8 and 9 as shown on Plan of Lots at Ray Gardens, said Plan being made by A.L. Eliot, Civil Engineer, dated September 1, 1914, and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 103. Together with the fee insofar as the Grantors have the right to so convey the same, of all streets and ways shown on said Plan, in common with the owners of the other lots shown on said Plan, and subject to the right of all the said lot owners to make any customary use of said streets and ways.

EXHIBIT B39 Read Street, Portland, Maine

A certain lot or parcel of land with the buildings thereon situated on the northeasterly side of Read Street in the Deering District of Portland, County of Cumberland and State of Maine, and being Lot 13 on a plan of land recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 99; it is understood and agreed that no right or privilege in any of the projected streets delineated on said plan, excepting Bay Street, Ocean Street and Read Street, shall be taken to be hereby granted or dedicated by implication or otherwise to the public use or to the use of the owners of the lots indicated on said plan by reason of the foregoing reference to the said Plan. The above conveyance is made subject to the right of Herbert L. Berry and Charles L. Goodridge, their heirs and assigns, to the land plotted or indicated as streets on said plan, excepting Bay Street, Ocean Street and Read Street, as set forth in the deed from the said Berry to the said Goodridge and in the deed from the said Goodridge to the said Berry, each bearing date of January 24, 1917 and recorded in said Registry.

Also another certain lot or parcel of land adjoining the above-described land which is on the northeasterly side of Read Street aforesaid and being a portion of Lot 14 on said plan, which said portion is also Lot 9 on plan of City of Portland at Assessor's Office found in Chart 155, Block E. Said portion of Lot 14 hereby conveyed being the southeasterly portion of said Lot 14 and having a frontage of 13 feet on said Read Street and extending back a depth of 150 feet.

EXHIBIT C

22 Wayside Road, Portland, Maine

A certain lot or parcel of land located in the City of Portland, County of Cumberland and State of Maine, being described as follows:

Lot 31, as shown on the Plan of Longfellow Woods recorded in the Cumberland County Registry of Deeds in Plan Book 50, Page 64.

Said premises are conveyed subject to the right-of-way as shown on said Plan.

EXHIBIT D

99 Haskell Street, Westbrook, Maine

A certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of Haskell Street, in the City of Westbrook, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southwesterly sideline of Haskell Street at the easterly corner of land conveyed by Adeline H. Haskell to Charles F. Partridge by deed dated March 24, 1876, recorded in the Cumberland County Registry of Deeds in Book 429, Page 91;

THENCE, southwesterly by said Partridge land 100 feet to land formerly of Frank Graffam;

THENCE, southeasterly by said Graffam land and parallel with Haskell Street 150 feet to the westerly corner of land now or formerly of Albert A. Chaplin;

THENCE, northeasterly by said Chaplin land 100 feet to the southwesterly sideline of Haskell Street;

THENCE, northwesterly by the southwesterly sideline of Haskell Street 150 feet to the point of beginning.

Recorded
Cumberland County
Registry of Deeds
12/14/93 01:20:49PM
John B. O'Brien
Register



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.