

# Welcome to your home by The Ocean!



\$ 1,295,000

261 Ocean Avenue, Kennebunkport, ME 04046

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**Kennebunk Beach Realty**  
25 Western Ave.  
Kennebunk, ME 04043  
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- » **Beds:** 4 | **Baths:** 2 Full, 1 Half
- » **MLS #:** 1338261
- » Single Family | 3,054 ft<sup>2</sup> | Lot: 2 ft<sup>2</sup>
- » Late 1970's Contemporary that has been lovingly maintained
- » Highly sought-after location close to Kennebunkports most beautiful scenery
- » Extensive wrap around screened porch on the water side of the home
- » Very private location with wonderful large 1.86 acre lot
- » Close proximity to Golf, Beach, Tennis, Marinas and Restaurants!

We are pleased to offer this unique home in a highly sought after Cape Arundel location! This late 1970's residence has the characteristics of a new age modern home with lots of glass and open, contemporary spaces. Listen to the sound of waves breaking against the rocky shore from the generous screened porch that wraps around the water side of the home. Constructed by a well known Kennebunk builder, the bones of this home are ready for your custom, modernization ideas. Located on Ocean Avenue, some of the area's most scenic attractions are just a stones throw away. With close proximity to golf, tennis, the beach, marinas and fantastic restaurants you can enjoy all that Kennebunkport has to offer!

