



30 Monument Street

ON MUNJOY HILL

30Monumentstreet.com



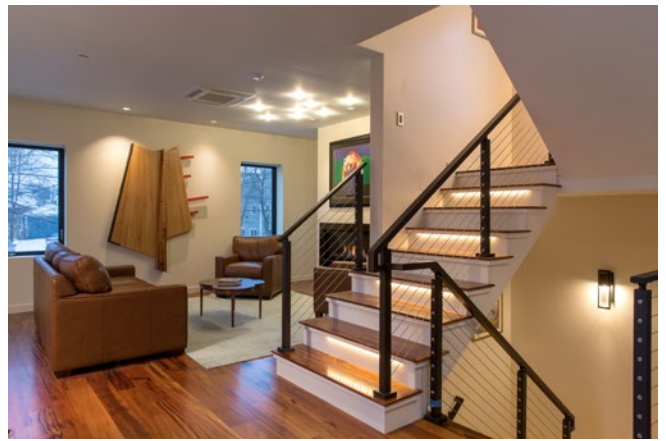
SITE AND OUTDOOR SPACES

The outdoor spaces were designed by Soren DeNiord of the Soren DeNiord Design Studio. At the street, a bold granite pillar announces the entry and anchors the cedar fence at the side of the property. A courtyard of granite pavers, laid on a diagonal, at the side of the house serves as both a driveway and an entertaining space. At the end of the granite surface a gate leads to an enclosed and completely private backyard.

The rear yard is a serene setting composed of natural elements: stone, wood, and light. A large boulder of native stone rests in a gravel field. A second boulder is fitted with a gas-fired fire pit. The limited plantings include a carefully placed specimen tree and a border of ferns and high-bush blueberries. The space is enclosed in a fence of horizontal cedar boards. At night, lighting concealed within the fence casts a warm glow over the space.

EXTERIOR

The exterior of 30 Monument takes its inspiration from the historic homes that line the surrounding streets. Wood-framed, gable-front residences with clapboard siding and rake trim are standard issue on Munjoy Hill, and all of these features were incorporated in this design. The house also respects the scale and setback of its neighbors. History was only a departure point, however, and all the traditional precedents are executed with a modern, streamlined feel. The dark green finishes and black, single-light windows are restrained and elegant. Contrasting siding materials add scale and break up the height of the facade. Custom railings of metal and steel cables add to the clean, modern exterior. New construction also means materials with minimal maintenance including powdered-coated windows, Hardie siding, and composite trim and decking.



INTERIOR

The home is organized into three floors: a ground floor, with two entries, an office/bedroom and full bath; a main level with living spaces; and an upper level with bedrooms and two bathrooms. A fourth floor provides stunning views and leads to the two rooftop decks. A central, open stair connects all four floors as does an elevator with its own bar. A finished and heated basement provides additional space and storage.

The interior spaces are open, bright and airy. Simplicity was key and no unnecessary ornament was added. Instead, high-quality, naturally beautiful materials were chosen and allowed to be the visual focus. Windows and doors are carefully placed and proportioned so the openings themselves become design elements. Omitting casings from these openings further enhances the simplicity of the space. Doors throughout are black metal, with four lights of translucent glass, evoking Japanese screens. White baseboards blend into the walls to both make the rooms feel bigger and to keep one's focus on the stunning hardwood floors.

The central circulation core – the dramatic open stair, the elevator next to it – extends up through the center of the house. The custom stair unifies the interior from floor to floor and at each level it also defines individual spaces.

LOWER LEVEL

Three entrances – one at the street, the second on the driveway, and the third to the garage - lead to an angled hall. The hall floor is finished with an oversized ceramic tile that look like travertine. An open stair leads to the upper floors while a second, enclosed stair leads to the finished basement. An elevator hidden behind matching doors offers easy access to the upper floors.

Heated Garage The roll-up garage door incorporates the same translucent glass and black metal frame found on the interior doors. The garage door has an opener. A door in the garage leads directly into the house. The side drive provides additional space for off-street parking.

Hall The hall runs the length of the first floor and connects the front door, the side entrance door, and a door to the heated garage. The floor is oversized ceramic tiles that suggest stone but without the required maintenance. A closet at the front entrance stores coats.

Office or Third Bedroom Located on the ground floor, this space is ideal for a home office or guest bedroom. This room has tiger wood floors, recessed downlights, and a generously sized closet.

Full Bath The ceramic tile flooring used in the hall continues into the bath. The glass-door shower is fully tiled with ribbon-like marble tiles on the walls and ceramic penny tiles on the floor. The shower has both a rain showerhead and a second, hand-held shower. A white vessel sink rests on a gray quartz counter with a custom floating lavatory cabinet below. Recessed lighting in the ceiling and the shower and a modern sconce of glass and chrome over the lavatory provide illumination while the radiant floor provides added warmth.

Basement A flight of stairs with oak treads leads down to a finished and heated basement. This full-height and dry space offers additional room for storage, a larger laundry room, a home gym, a playroom, or a future media room. The ceiling has recessed lighting fixtures and the floor is sealed concrete. An egress window leads directly to the outside.

MAIN LEVEL

On the main level, an open floor plan allows the living, dining and kitchen areas to flow together seamlessly while the careful placement of the stair and kitchen island subtly define the three spaces. At the center, an open staircase with a custom railing of square metal posts, meal handrails and horizontal cables set the tone for the sleek and modern space. Carefully placed windows on the stair landings frame views. The rich tone of the hardwood floors continue throughout this level and unify the space.

Living Room The visual focus of the living room is the glass-faced, gas fireplace. Recessed downlights light the room while adjustable pin spots highlight artwork. Over the fireplace, faceted glass light fixtures add shimmer to the space.

Dining Area Sliding glass doors lead to a deck. At the end of the deck a flight of steps leads down to the private back yard. Both the deck and the steps have lighting for nighttime use.

Kitchen The bright kitchen was designed for a true cook and provides ample storage and work areas arranged in a convenient layout. The kitchen features high-end, custom cabinets finished in white and uniquely beautiful granite countertops. A large island has an overhang for seating. The extensive storage provided includes a tall pantry built into the cabinetry and a closet fitted with shelves. At the ceiling, open cabinets are finished with hardwood and fitted with accent lights for display of ceramics or collectibles. The highest grade, stainless steel appliances include a Fisher & Paykel French door refrigerator with bottom-drawer freezer; a Fisher & Paykel two-drawer dishwasher; a Bertazzoni gas range with six-burner stove; and a Zephyr range hood. The oversized, deep bowl stainless steel sink has a pull-down faucet and disposal. Recessed lighting fixtures illuminate the work surfaces.

Powder Room Conveniently near the Kitchen is a powder room with dual-flush toilet and a vessel sink on a floating pedestal finished with an elegant hardwood.

UPPER LEVEL

The open stair ascends to the upper level, which contains a master suite to one side and a second bedroom on the other. Glazed doors on gleaming chrome rails slide open to a full bath and a utility closet with a stacked washer and dryer. The upper level also has tiger wood floors in the halls and bedrooms.

The Master Bedroom has a custom wardrobe with closet spaces, drawers, and shelves within custom cabinets in a white finish that blend into the space. The door to the master bath is hung on a chrome track slider. Large casement windows provide views over the back yard and beyond.

The Master Bath has a clean, modern aesthetic with finishes in subtle shades of cream and white. The bath features a pair of vessel sinks on a quartz counter. Below, custom cabinets offer drawers for storage and an open shelf for towels. Above, a mirror runs corner to corner. Chrome and glass sconce lights installed on the mirror illuminate the space. The oversized shower has sleek glass doors and a rain showerhead and a second hand-held wand-style shower. The oversized tiles on the floor are warmed with radiant heat.

Bedroom Two This bedroom features charming sloped ceilings. Screened behind a wall is a dressing area with a custom wardrobe that integrates ten oversized drawers and two closets beneath an open shelf.

Full Bath A skylight floods this bathroom with light and highlights the subtle shimmer in the oversized ceramic floor tiles. The room has a jetted soaking tub screened with a simple glass panel. The tub enclosure is finished with oversized, matte glass tiles that also continue down the apron of the tub. Above the tub is a rain showerhead. A vessel sink on a white quartz counter is installed on a floating custom cabinet.

The fourth level can be reached either by stair or elevator. This level is a single room with windows on three sides that offer views of downtown, the cupola on City Hall, and Casco Bay. The windows open and help create stack-effect cooling on warm days when the air-conditioning might be too much. Overhead, a light fixture of suspended glass prisms resembles a shower of stars. A glass door to leads to the lower deck.

The large lower deck has room for dining and lounging. The upper deck has unparalleled, 360-degree views of Portland, South Portland, Casco Bay and beyond. At both levels the decking is composite lumber. The railings around the deck match those inside with metal posts and rails and steel cables. The thin cables are practical as one can more easily see through the railings while seated. The crown on the house is a large flagpole at the upper deck.



PROJECT TEAM

The home at 30 Monument Street was a collaboration between the Owner, architectural designer Brewster Buttfield of Prospect Design, landscape designer Soren DeNiord of Soren DeNiord Design Studio and builder CornerStone Building and Restoration. The initial concept for the house was proposed as a custom home opportunity by the design team in 2014 and completed in 2015. The eventual owner saw the potential in the drawings and added his own details and features as the project evolved.

Prospect Design

prospectdesign.me

Soren DeNiord Design Studio

sorendeniord.com

CornerStone Building and Restoration

cornerstonebr.com



A note from the seller:

I have lived in Maine my whole life. I fell in love with Munjoy Hill and wanted a special place for myself. I wanted to combine elements of the Maine Coast with elements of Asian/Zen peacefulness. I call this vibe "MAISIAN". The design reflects both of those. When the fence is backlit and the fire pit is lit I find that space to be very calming and reflective. I wanted a place that invited people to feel warm and welcome and the house radiates that to all guests. I love to exercise and am always walking to restaurants, bars, and of course music venues. I love all types of music and my art reflects that. The Sonos sound system is one of my favorite features as it provides music both indoors and out! The flag pole allow some to fly a huge selection of flags that the neighbors seem to enjoy nearly as much as I do.

Speaking of art, all of the works hanging are done by local artists including Charlie Hewitt who made his first functional piece of art when he created both the beds updaters. I also have the model he used for his large sculpture on Congress street. All of the furnishings are custom pieces built by Matt Hutton who directs the furniture program at MECA.

Lastly the views from both decks are absolutely breathtaking. This house is the most special place on the planet and the 4th of July fireworks from the top deck feel like the city is displaying just for me.

-Rich



“Best Towns.”
Outside

“Foodiest Small
Town in America.”
bon appétit

“Healthiest Cities
for Women.”
Women’sHealth

“Best Places to
Raise Your Kids.”
Parents



PORTLAND

It shows up on many lists, confirming what we locals already know: Portland is a great city where people of all ages can afford an active, healthy lifestyle and enjoy a wide range of cultural and outdoor activities in a scenic environment.

Portland is a beautiful city situated on Casco Bay. Its many distinct neighborhoods have unique personalities. Commercial Street and the Old Port are the historic waterfront and commercial heart of the City. Their many warehouses attest to a trading past. The West End is full of large, historic brick and stone homes on quiet, tree-lined streets. Congress Street and the arts districts were once the retail downtown and today offer a mix of shopping, art and cultural destinations, professional space, and many restaurants. In Portland, beautiful outdoor spaces and parks are never far.

Portland’s high-quality dining destinations have been featured in many publications including the Washington Post, the New York Times, and the Boston Globe. From the gourmet offerings of our numerous James Beard Award nominees and winners to fresh lobsters and clams at an ocean front shack, you’ll love discovering the full range of dining opportunities. For those who prefer to do their own cooking, twice-weekly farmer’s markets and a wide range of ethnic food stores provide both the supplies and the inspiration.



Regional Attractions

- Sebago Lake, Maine: 30 minutes
- Kennebunk, Maine: 40 minutes
- Portsmouth, New Hampshire: 50 minutes
- Newburyport, Massachusetts: 1 hour 10 minutes
- North Conway, New Hampshire: 1 hour 30 minutes
- Sunday, Maine: 1 hour 40 minutes
- Camden, Maine: 1 hour 40 minutes
- Boston, Massachusetts: 1 hour 50 minutes
- Sugarloaf, Maine: 2 hours 30 minutes
- Burlington, Vermont: 4 hours
- Montreal, Quebec: 5 hours
- New York City: 5 hours 20 minutes

The neighborhood sits high on a peninsula above Casco Bay, and the water is never far. **The Eastern Promenade** is one of Portland's most scenic parks, with water views in every direction. There is a two-mile trail for walkers and you can launch your boat, scull or kayak at the East End Boat launch. In the summer, you'll have the best view of Portland's spectacular July 4th fireworks. From the top of the Observatory, a National Historic Landmark, you can see Mount Washington.



Munjoy Hill is one of Portland's most vibrant neighborhoods. Quiet, tree-lined blocks with historic houses, typically wood-framed, extend from either side of busy Congress Street. Within a short stroll of Turner Street are restaurants such as the Blue Spoon and Lolita, plays and concerts at St. Lawrence Arts, coffee shops, and galleries. From Turner Street, it's just a five-minute walk to the East End Beach for a swim or to downtown for a movie.

MUNJOY HILL / THE EAST END

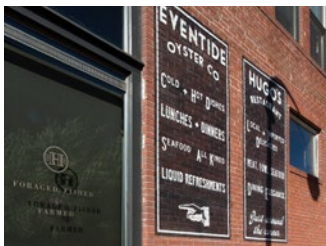


small / urban / coastal

- Independent - authentic – vibrant - eclectic
- A real community with a genuine sense of belonging
- Variety of incomes, backgrounds live here
- Pet-friendly, people-friendly, Buy-Local friendly
- Restaurants, coffee shops, grocers, bakeries, boutiques...
- Artists, theaters, galleries, craftspeople
- Mix of architecture: some historic, wood-framed buildings and some new, very modern
- Ahh, and the ever-present, awe-inspiring Casco Bay

The East End is home to **St. Lawrence Arts**, which offers a range of concerts and plays. Also nearby, **Mayo Street Arts'** diverse offerings include live music, artistic puppetry, and dance both for watching and participating. Local galleries offer still more to enjoy and absorb.





walkable / bikeable / liveable

Walk Score: 83 Very Walkable – Most errands can be accomplished on foot.

Bike Score: 81 Very Bikeable – Steep hills, excellent bike lanes. ([walkscore.com](https://www.walkscore.com))

From Monument Street, residents can easily walk to popular neighborhood restaurants including **Lolita**, the **Blue Spoon**, and the **Front Room**. A little further, but still walkable, are nationally-known restaurants like **Duck Fat**, **Hugo's** and **Fore Street** while **Otto's Pizza** and **Silly's** are local staples for a more casual night or a hearty brunch. Neighborhood favorites **Hilltop Superette**, **Rosemont Market**, and **Katie Made** offer groceries and freshly baked bread, and at the bottom of the hill is Portland's first **Food Co-op**.



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Note (please read): Measurements, dates, distances, manufactures & other details contained in this document or related documents or websites are rounded and/or approximates based on client input and/or agent observation (from a walk-through and not an investigative/exhaustive study or inspection). It is highly probable that there are inaccuracies in this document; buyers are strongly encouraged to do their full due diligence and not rely on this information. This document is meant to be a marketing piece and in no way replace the 'Seller Property Disclosure' or related disclosure documents. Buyers, buyer brokers or their representatives agree to hold Tom Landry, Benchmark Real Estate and its employees, sub-contractors, associates or other harmless for any loss as a result of the information contained in this document or related materials. All content and information contained in this document, related documents and websites are the sole property of Tom Landry and cannot be disseminated, duplicated or used in any way without prior written authorization from Tom Landry.