



The Residences

AT BETHEL STATION

38 New Condos Starting at \$540k - Completion Winter 2027

The Residences at Bethel Station are built for real life, moving seamlessly from powder mornings to patio evenings. Inside, you'll find warm wood floors, granite countertops, stainless steel appliances, and refined finishes that feel elevated.

Each unit includes private outdoor space, offering a place to relax and reconnect. Elevators, secured access, central air, and smart, aging-in-place layouts make ownership easy for the long term or as an investment property.

Walk to Bethel Village, reach Sunday River in minutes, and enjoy a pet-friendly community with a fitness center, storage, and shared spaces. **Designed for comfort, healthy living, and year-round rental potential.**



AT THE JUNCTION OF
COMMUNITY & ADVENTURE
BETHEL, MAINE

SKI | GOLF | COMMUNITY | FOUR SEASONS



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THE OPPORTUNITY



- 1, 2, and 3 Bedrooms
- 6 Units with Heated Garages
- Private Terraces or Balconies on 1st and 2nd floor
- Wrap around balconies or pergolas on the 3rd floor
- Elevator and Fitness Room
- Mountain Views
- Pet Friendly
- Minutes to Sunday River Resort
- Downtown Bethel Location



SPEC SHEET



RESIDENCES AT BETHEL STATION

BETHEL, MAINE

MODERN | REFINED | NATURAL | TIMELESS

MOUNTAIN LIVING. A HIGHER STANDARD.



LIVING ROOM



RELAX. GATHER. TAKE IT ALL IN.

KITCHEN & DINING



MODERN. WARM. FUNCTIONAL.

BEDROOM



PEACEFUL. SOPHISTICATED.

BATHROOM



SPA INSPIRED. EVERYDAY LUXURY.

FINISH PALETTE



Cabinetry
Egger H1386 ST40
Brown Casella Oak

LVT Flooring
6" Detail Light Oak

Quartz Countertop
& Full Height Backsplash



Bathroom Floor
Ribbed Porcelain 24x48
Black



Shower/Tub Surround
Fluted Oak



A COHESIVE, NATURAL PALETTE

DOORS & WINDOWS



8" Interior Doors
Black with Frosted Glass
Nickel Hardware

Black Casement Windows
Full Light

John Timberland
Exterior Wall Light

LIGHTING

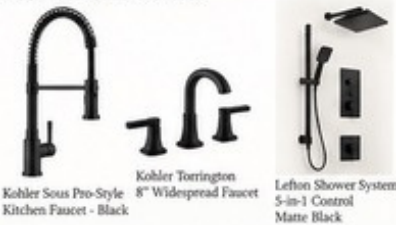


Jonathan Y 13"
Black/Chrome Pendant
(Over Island)

Recessed LED
(Living, Kitchen,
Bedrooms)

Square Design 4 Light
(Bathrooms)

PLUMBING FIXTURES



Kohler Torrington
Kohler Sous Pro-Style
Kitchen Faucet - Black

8" Widespread Faucet

Leflon Shower System
5-in-1 Control
Matte Black

APPLIANCES



Forno Moena 40"
Refrigerator / Freezer

Forno Massimo 30"
5 Element Oven

Forno Capoliveri 24"
Microwave (Built In)

Forno Pozzo 24"
Dishwasher

Built In Hood
400 CFM

LAUNDRY



Samsung Bespoke
Ventless Washer/Dryer
Combo Unit

RESIDENCES AT BETHEL STATION
BETHEL, MAINE

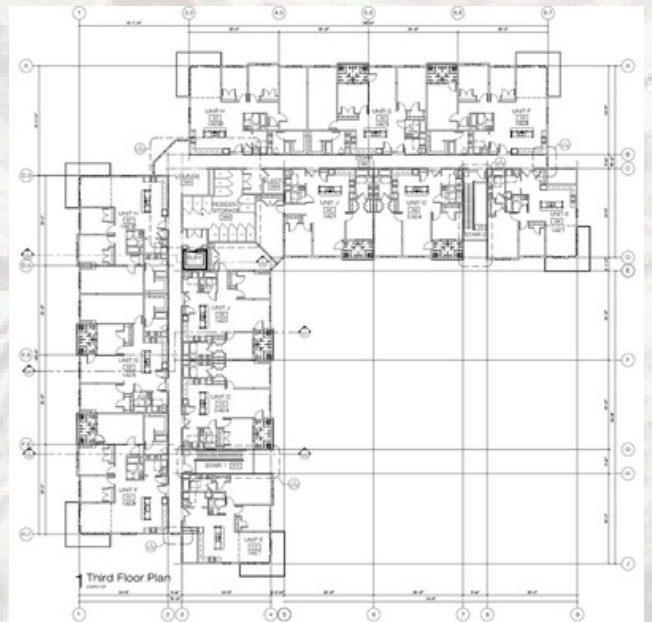
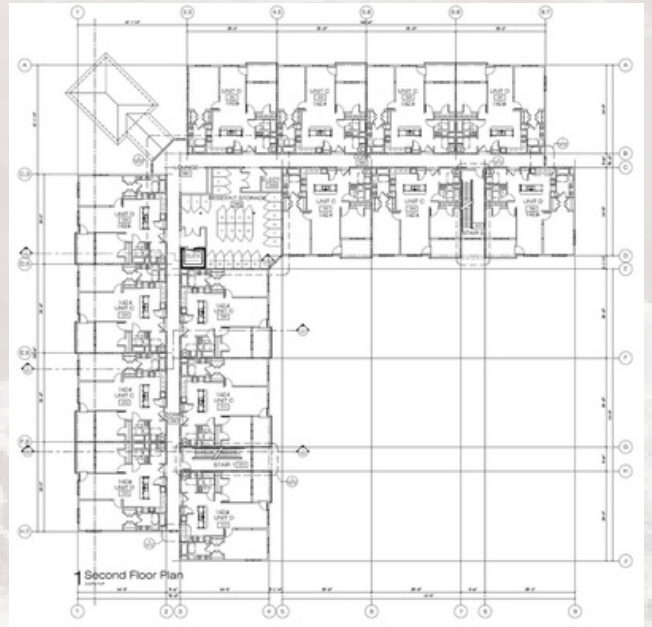
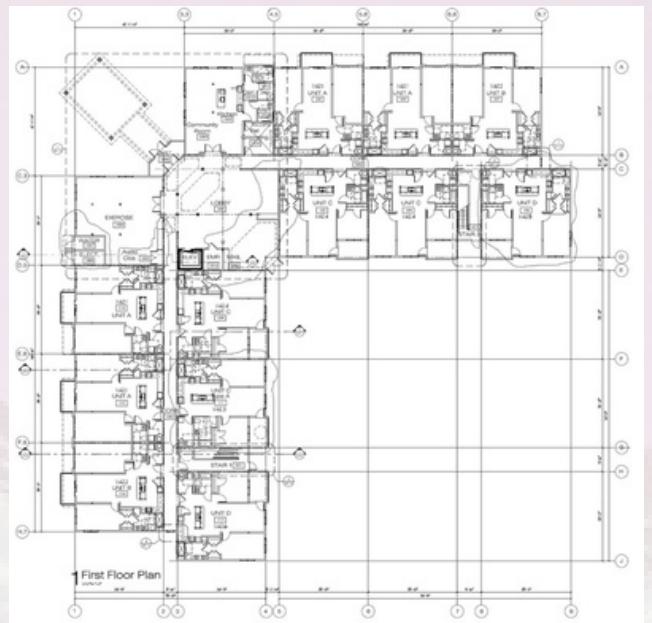
FOUR SEASONS.
ENDLESS POSSIBILITIES.

THE FLOOR PLANS

Thoughtfully designed floor plans offer a range of layouts to suit how you live, whether you're here for weekend escapes or year-round living.

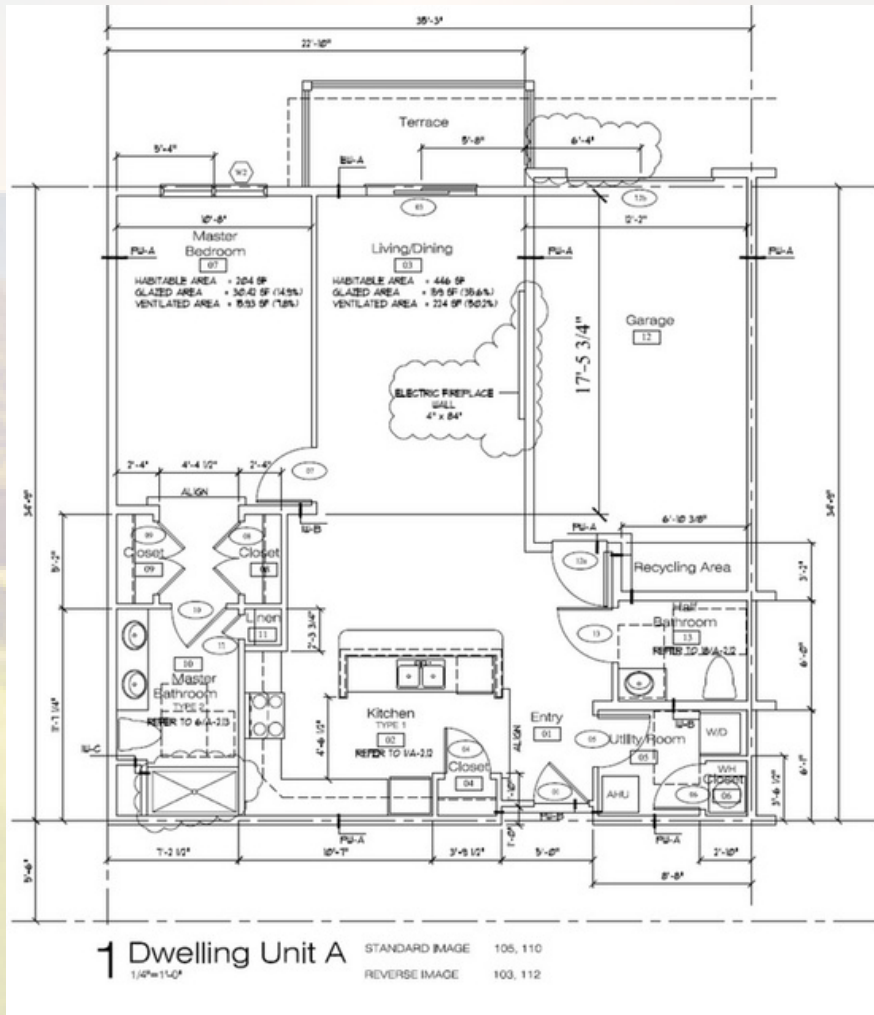
Each residence is designed with flow, functionality, and comfort in mind, maximizing natural light and livable space.

From open-concept living areas to private outdoor spaces, every detail is considered. Explore each floor to find the layout that fits your lifestyle.



THE UNITS

FIRST TRACKS: \$540,000



1st Floor Northern Mountain View

- Units #103, #105, #110 & #112
- 1,237 +/-SF
- One Bedroom/1.5 Bath
- 1-Car Direct Entry, Heated Garage
- Garden Terrace
- Primary Suite with walk-in closet & full bath
- Stainless Steel Appliances
- Electric Fireplace
- Granite Countertops
- Custom Cabinets
- Hardwood, Tile & Carpet Flooring
- Single Floor Living designed for convenience and accessibility

1 Dwelling Unit E

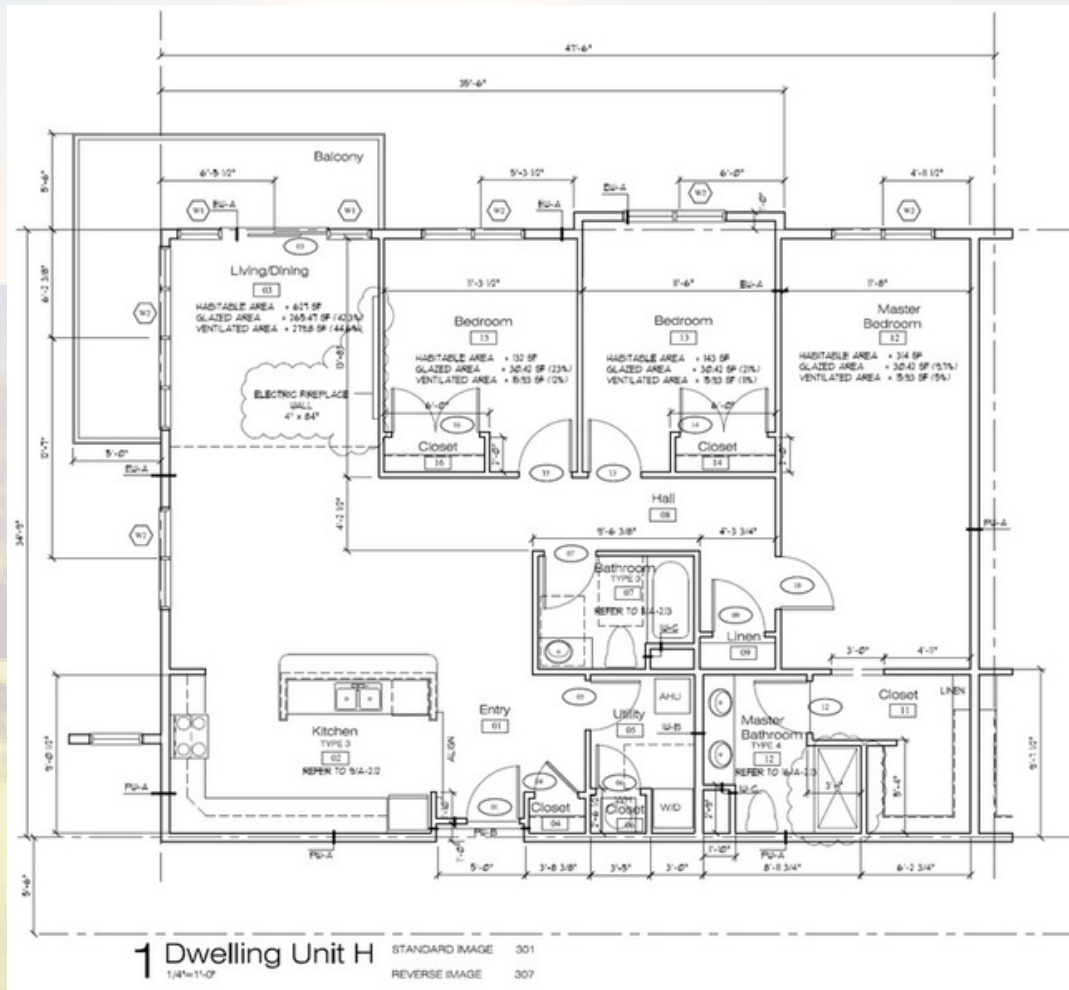
1/4"=1'-0"

STANDARD IMAGE 312

REVERSE IMAGE 306

- All End Units
- Units #106 ADA, #113
- Units #201, #206, #207, #208
- Units #213, #214 • 1,168 +/-SF
- Two Bedroom / 2 Bath
- 1st floor units have a Garden Terrace
- 2nd floor units have a Covered Balcony
- Primary Suite with a walk-in closet & full
- Stainless Steel Appliances
- Electric Fireplace
- Granite Countertops
- Custom Cabinets
- Hardwood, Tile & Carpet Flooring
- Single Floor Living is designed for convenience and accessibility

SUMMIT: \$ 895,000



3rd Floor – End Unit North Mountain View

- Units #301 & #307
- 1,616 +/-SF
- Three Bedroom/ 2 Bath
- Wrap-around Balcony
- Transom Windows in Living Room
- Primary Suite with walk in closet & full bath
- Stainless Steel Appliances
- Electric Fireplace
- Granite Countertops
- Custom Cabinets
- Hardwood, Tile & Carpet Flooring
- Single Floor Living designed for convenience and accessibility
- Ample Space for 4-Season Activities



CONTACT THE TEAM



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Anthony J. Donovan (Tony) has been a licensed Maine Realtor® since 1982. In addition to his residential and commercial brokerage expertise, Tony has extensive experience in real estate development, guiding residential and commercial projects from concept through completion and providing strategic insight on investment opportunities.

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Jessie Pinkham Demers is a licensed Real Estate Broker with over 15 years of experience in the real estate industry specializing in residential developments, multi-unit sales, residential leasing, identifying investment properties and residential sales. She was born in Yarmouth, Maine and now resides in Cumberland Foreside with her family.



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