



Live. Work. Create.  
All in One Place.

*259 Falmouth Road  
Falmouth, Maine*



*Maine Home Connection  
Residential Brokerage*

*“Simplicity is the ultimate sophistication.”*

-Leonardo Da Vinci

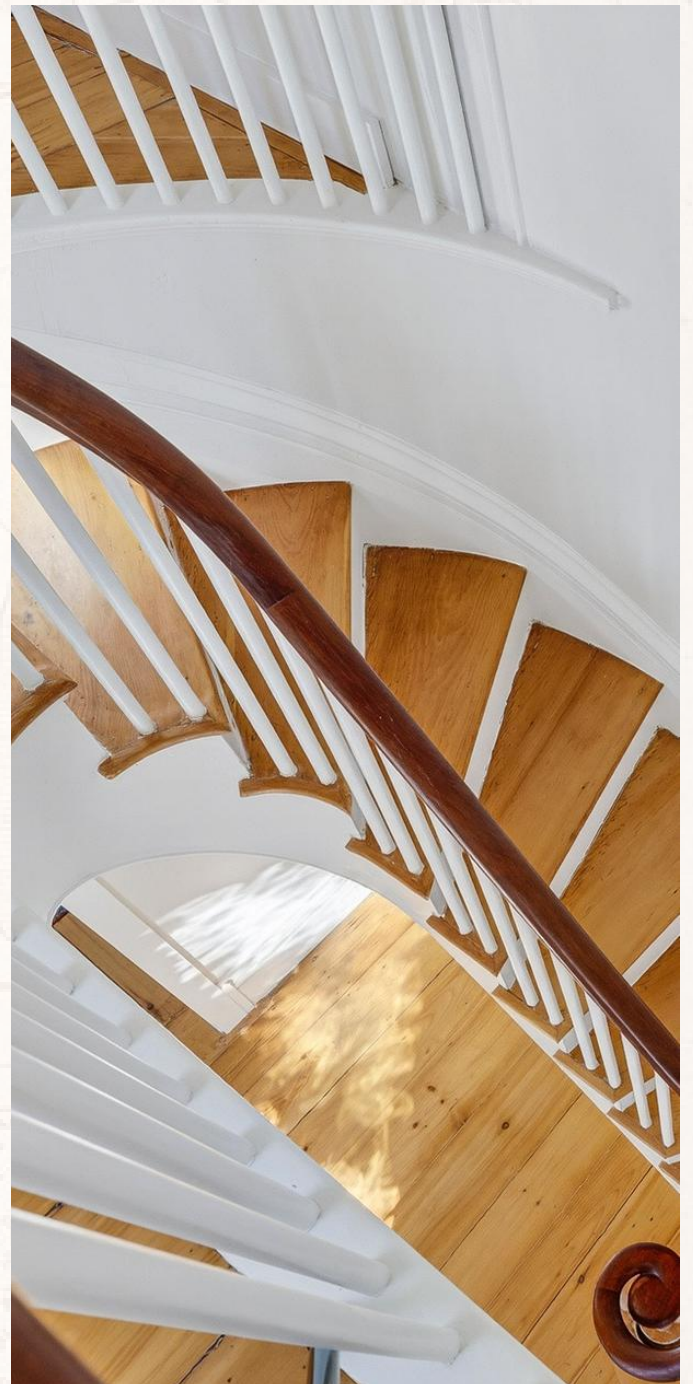
A farmhouse from the 1800s. Positioned close to the road, as homes once were. Practical, intentional, built for real life long before snowplows and long driveways.

There is nothing extravagant here. Only what matters. Wide plank floors worn smooth by time. Fireplaces that have framed winters for nearly two centuries.

Two staircases — not ornamental, but purposeful. Designed for movement, for family, for the rhythm of a working home.

Simplicity is not the absence of beauty. It is clarity.

It is a home that understands what it was built to do — and continues to do it well.



# *The Start of Something Beautiful*



- New England Colonial, 1800s
- 3 Bedrooms + Office
- 2.5 Bathrooms
- Spacious 2-Story Layout with Symmetry
- Large, Light-Filled Windows
- Updated Kitchen with Modern Appliances
- Multiple Living Spaces
- Formal Dining Room
- Built-In Storage & Elegant Woodwork
- Radiator Heating in Key Rooms
- Generous Side Yard for Outdoor
- Barn-Style Garage / Flexible Workspace
- Convenient Falmouth Road Location



[Deed](#) [Disclosures](#) [Plot Plan](#) [Boundary](#) [Tax Card](#) [Lead Paint](#) [Septic Design](#)

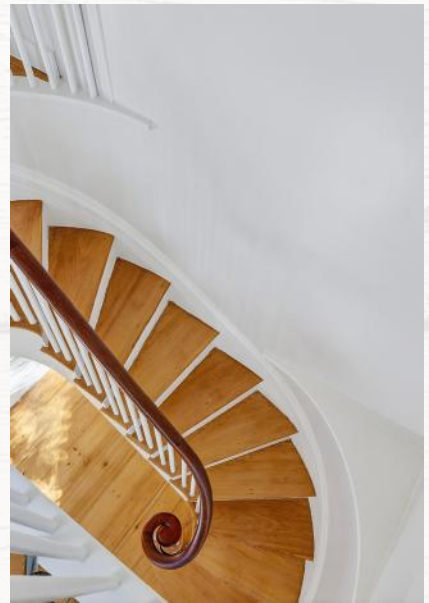
# Close to Everything

Falmouth, Maine is the definition of refined, generational living. The homes reflect a simpler time – rich with handcrafted character and the kind of craftsmanship that never goes out of style.

Featured in numerous publications for its coastal beauty and proximity to the ocean, Falmouth is known for properties that have gracefully stood the test of time – homes built to last, and lived in for generations.

This seaside town honors its heritage while thoughtfully embracing growth. It's where traditions are preserved, architecture is respected, and expansion is intentional.

Here, progress doesn't erase the past; it builds upon it. Long standing local businesses sit comfortably alongside carefully planned new additions. Neighbors know one another and families return generation after generation.



# *A Gathering Place*

## **An Old Soul Renewed**

This farmhouse has been completely renovated and thoughtfully updated, but never stripped of its character.

The kitchen gleams in white – bright, open, inviting. And yet, even here, you feel it: The continuity. Morning light on the counters. Coffee poured before anyone else wakes. Island stools filling slowly with conversation. This is not just a modern kitchen. It is the new gathering place in a house that has always gathered people.

Updated baths bring ease. The layout flows naturally. Three bedrooms upstairs keep everyone close – just as they always have. The past is present here – but never heavy. Only grounding.

*All the modern conveniences*





## The Second Floor

### *A comfortable retreat*

The second floor feels refined yet deeply inviting, where classic character meets thoughtful modern renewal. The primary bedroom offers a peaceful retreat with a beautifully finished three piece en-suite, perfect for slow mornings and long, restorative showers. Two additional bedrooms with generous closets share a Jack and Jill bath, creating spaces that feel both practical and gracious.

Throughout the floor, warmth is layered into every corner. Imagine soft woven throws at the end of the bed, well loved books stacked on a small bedside table, and leafy plants reaching toward the light of tall windows.



## The Barn *Versatile*

Massive. Steady. Enduring. The barn stands not as an accessory, but as a witness. This barn has held tools, seasons, storms, and stories.

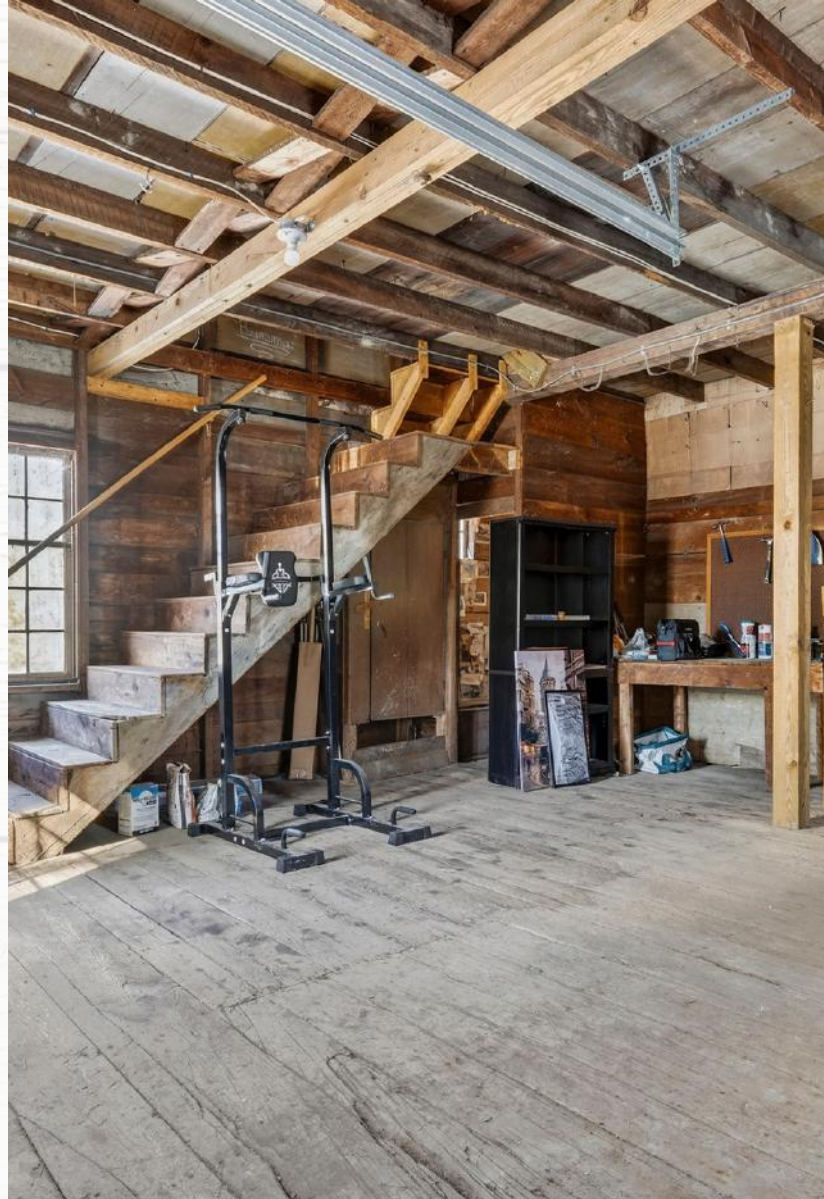
Now it offers storage, room for a vehicle, and space for whatever comes next.

Workshops. Projects. Keepsakes. Perhaps even the quiet preservation of things that matter too much to discard. Barns like this are not built anymore. They are inherited.

## The Yard *Enjoy*

The generous side yard feels like an invitation. Room for long tables under soft summer light. Room for children to run without direction. Room for gardens that begin as ideas and return year after year.

You can almost hear it — the laughter layered over decades. Different voices. Same joy. Some homes hold furniture. Others hold memory.



*"The best thing about memories  
is that you can relive them again  
and again."*

Over time, a house becomes layered with them. Each room quietly collecting stories – footsteps up the stairs, conversations in the kitchen, the rhythm of daily life unfolding year after year.

This home brings those memories together in one place – a reminder that a home is not defined by its age, but by the life lived within its walls. And the most beautiful homes are the ones ready to begin again.



At Maine Home Connection we believe  
that every client deserves real estate  
excellence.



**LAURA SOSNOWSKI**  
**PRINCIPAL | BROKER**

We channel our passion and expertise into guiding your Maine property journey with clarity and confidence. Whether buying or selling, we're here to empower your decisions every step of the way. Let's connect and make it happen.

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