

# Welcome to

## 5 STONEBROOKE ROAD SCARBOROUGH

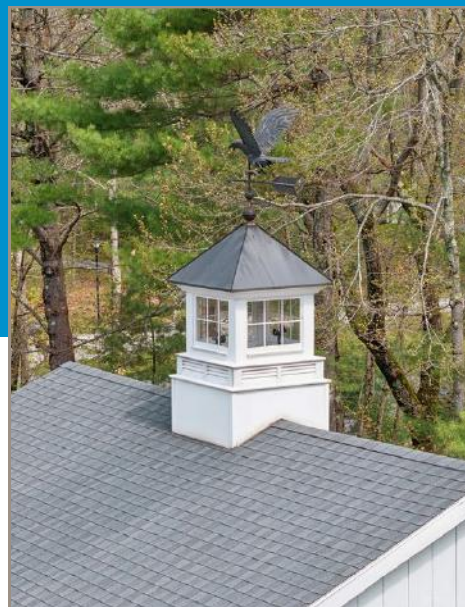
CLASSIC DESIGN. VERSATILE EXCELLENCE

BROKER | WILMA EK  
OFFERED AT \$1,225,000



### Distinguished Living on Stonebrooke Road

A Spacious Sanctuary Where Impeccable  
Craftsmanship Meets Cozy Corners—Designed for  
Living, Gathering, and Growing.



*Maine Home Connection*  
*Residential Brokerage*



# THE OVERVIEW

## Elegant Living. Thoughtful Design

Start your story at 5 Stonebrooke, a beautifully appointed 5-bedroom, 5-bath Colonial offering over 4,000 sq ft of thoughtfully designed living space across four finished levels. From the sun-filled family room with soaring ceilings to the gourmet kitchen, elegant home office, and luxurious primary suite, every detail balances comfort and style.

With flexible bonus spaces, a finished basement with full kitchen, and expansion potential in the oversized garage, this home is ready to grow with you. Set on a landscaped lot in one of Scarborough's most desirable neighborhoods—close to town, trails, and the coast—this is where your next chapter begins.

*“Home is the dearest spot on earth, and it should be the center, though not the boundary, of the affections.”*







## 1st Floor Magic

The main level of 5 Stonebrooke offers a seamless blend of warmth and sophistication, featuring a spacious family room with soaring ceilings and grand Palladian windows that flood the space with natural light.



## Finer Dining

The gourmet dine-in kitchen flows effortlessly into a formal dining room, perfect for hosting gatherings. Host holiday dinners, special celebrations, and formal gatherings with family and friends.



## Cozy Spaces

The main level also features a cozy, light-filled office with built-in storage and easy access, making it the perfect space for focused work, creative projects, or managing daily tasks. With its inviting atmosphere and functional layout, this room offers both comfort and practicality for any professional or personal need.

Important Documents



Disclosures  
Deed  
Public Records

“ A WELL-MADE HOME IS NOT JUST A BUILDING,  
BUT A SANCTUARY OF LOVE, *comfort, and connection.*”

## Let in the light

Extend your living space into inviting three-season room—an ideal space to unwind, entertain, or simply enjoy the changing seasons. Surrounded by large windows, this light-filled retreat brings the outdoors in while offering protection from the elements. Whether you're sipping morning coffee, hosting summer gatherings, or enjoying a quiet evening with a book







## Designed for Living Well

- 5 BEDROOMS | 5 FULL BATHROOMS
- FOUR FINISHED LEVELS
- OVER 4,000 SQ FT + 600 SQ FT OF EXPANSION POTENTIAL
- LOCATED IN ONE OF SCARBOROUGH'S MOST COVETED NEIGHBORHOODS
- SUN-FILLED FAMILY ROOM WITH SOARING CEILINGS & PALLADIAN WINDOWS
- KITCHEN WITH DINE-IN AREA
- FORMAL DINING & LIVING ROOMS—EACH WITH A FIREPLACE
- HOME OFFICE + CUSTOM BUILT-INS AND FIREPLACE

- LUXURIOUS PRIMARY SUITE WITH PRIVATE ENSUITE BATH
- BONUS ROOM WITH SKYLIGHTS
- TWO ADDITIONAL BEDROOMS + CRAFT-FRIENDLY LAUNDRY ROOM ON UPPER FLOOR
- FINISHED BASEMENT WITH FULL KITCHEN & BATH
- HOME GYM, OR POTENTIAL IN-LAW SUITE
- OVERSIZED GARAGE WITH STORAGE
- METICULOUSLY LANDSCAPED
- MINUTES FROM TOWN, TRAILS, AND THE BEAUTY OF THE COASTLINE





## Suite Oasis

Upstairs, the luxurious primary suite offers a peaceful retreat with its own private ensuite bath, creating a true sanctuary at the end of the day.

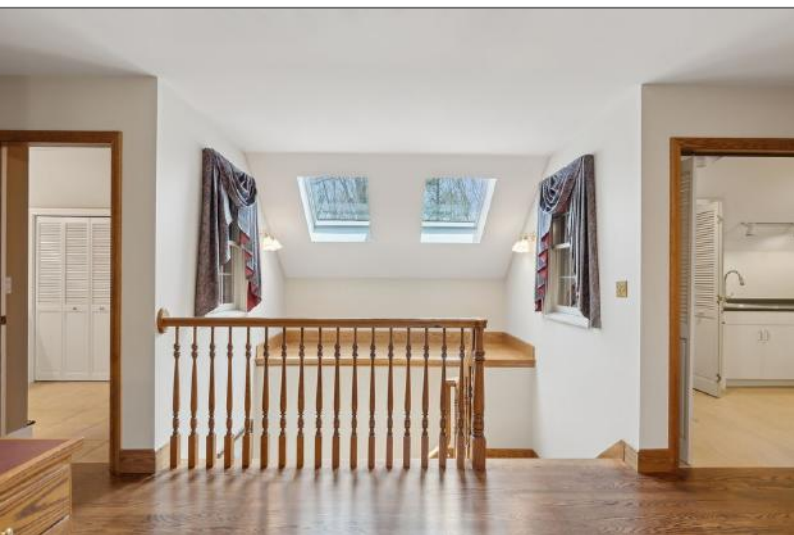


## Ample Space

Two additional generously sized bedrooms provide plenty of space for family or guests, while a full bathroom adds convenience and comfort. A bright bonus space with skylights offers endless possibilities.







## Level up

Two more spacious bedrooms, a laundry room (which doubles as a craft room), and an additional full bath rounds out the third level.

## A Home Within a Home: finished basement

The fully finished lower level adds impressive functionality with a full kitchen and full bath, making it ideal for a home gym, media room, guest quarters, or in-law suite. With ample space and flexible layout options, this level is designed to meet a variety of lifestyle needs—from entertaining to everyday living.



## Garage Expansion + Outdoor Bliss

The oversized garage offers an additional 600 square feet of expansion potential—ideal for a workshop, studio, or extra storage. Outside, the meticulously landscaped yard provides a welcoming and functional outdoor space, enjoy the fresh air in a beautifully maintained setting





# CONTACT. OFFERS. QUESTIONS.

*Ready to explore all that 5 Stonebrooke Rd has to offer?*



Schedule your private showing today and take the first step toward calling this exceptional Scarborough property your home.

**WILMA EK | BROKER**



207.415.2614



19 COMMERCIAL ST | PORTLAND



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## POINTS OF INTEREST



HIGGINS BEACH



PINE POINT



THE DAIRY  
CORNER



NONESUCH RIVER  
GOLF

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FIND WHAT YOU LOVE. LIVE THE ADVENTURE.



## Life in the 04074

Maine's fastest growing coastal town where families thrive, businesses grow, and outdoor adventures are part of everyday life. With beautiful beaches, scenic trails, top-rated schools, and a strong sense of community, Scarborough offers the perfect blend of small-town charm and easy access to Portland's vibrant energy.

## Neighborhoods

Oak Hill | Pine Point | Dunston's Corner | Pleasant Hill |  
Blue Point | Higgins Beach | North Scarborough | West  
Scarborough | Prouts Neck





