



## SEARCH. FIND. LOVE

Architecturally Smart, City Living defined.

*32 State Street Unit 1*  
*PORTLAND, ME 04101*



*Maine Home Connection*  
*Residential Brokerage*





# Welcome to 04101

Living in Portland, Maine comes with perks few cities can match. Nestled on a Casco Bay peninsula, Portland honors its maritime roots while embracing modern life, historic brick buildings, cobblestone streets, and even the occasional oil-lit street lamp tell the story of its past.

With a population just under 70,000, the city offers a vibrant, diverse community — young professionals, families, and long-time locals all call it home.

The city's personality shines in its food, shops, and culture. From James Beard-nominated restaurants to corner joints with a beer and red snapper hot dog, from family-run boutiques to craft breweries and galleries, Portland blends history and energy in a way no other city can.

Portland offers a lifestyle, not just a home. Here, history, culture, and the coast coexist effortlessly, making every day engaging, inspiring, and unmistakably Maine.

# Falling for Portland

*“ADVENTURE IS WORTHWHILE.”*

Winter is a season that comes with its own unique mood. The cold weather, shorter days, and longer nights can sometimes feel gloomy and dreary. However, there is also a certain beauty to the winter season that can lift the spirits of those who take the time to appreciate it.

For others, winter brings a sense of excitement and adventure, with opportunities for skiing, snowboarding, and other winter sports. Regardless of how you feel about winter, it's important to remember that this season, like all seasons, is temporary. Before we know it, spring will be here,

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*"It's too lovely to resist the brick-lined sidewalks, the rich seafaring history, the oceanfront setting, and the culinary delights."*

*” Architecture  
should speak of  
its time and  
place, but  
yearn for  
timelessness.”*

— Frank Gehry

This Architecturally Stunning Condo is more than a home—it’s a stage for the life you want to live. Sunlight spills through bay windows, highlighting details that give every corner character and charm. Host dinner parties in the dining room that feels both elegant and effortless, or let the flexible front room become your creative art space. Imagine quiet evenings with a book, or cocktails at sunset while the light dances across the city skyline.

Full property disclosures and documents are available below for your review. This is a home that invites you in—and makes you want to stay.

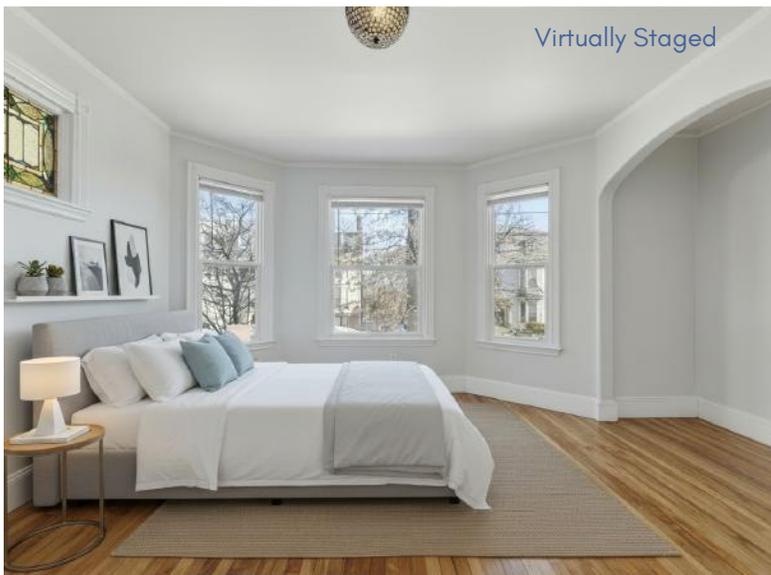


# Defined by Artistry and Enduring Detail.

From the moment you cross the threshold, the home's character is undeniable.

Warm wood floors run through the central hall, framed by substantial crown molding and lofty ceilings. Steam heat provides quiet winter comfort, and an oversized hall closet stands ready for coats, boots, and every season.

From this vantage point, the home unfolds before you. There are no fixed "traditional" room assignments here. Flexibility is built in, letting you live exactly as you want.



To the front of the home, a space traditionally used as a second bedroom easily adapts effortlessly to modern life.

Bay windows fill the room with natural light. Stained glass and a subtle curved wall niche create an architectural focal point — perfect for curated shelving, artwork, or a distinctive headboard.

Whether used as a living room, office, or guest space, its flexibility is unmatched.

# Real life Living. Your Way.

Whether as an entertainment area or bedroom, this space centers around a decorative fireplace and classic mantel.

Grounded and intimate, it's a space designed for quiet evenings and effortless conversation, where light and proportion work together seamlessly.



## The Primary Bedroom

A space designed not just for sleeping, but for settling in.



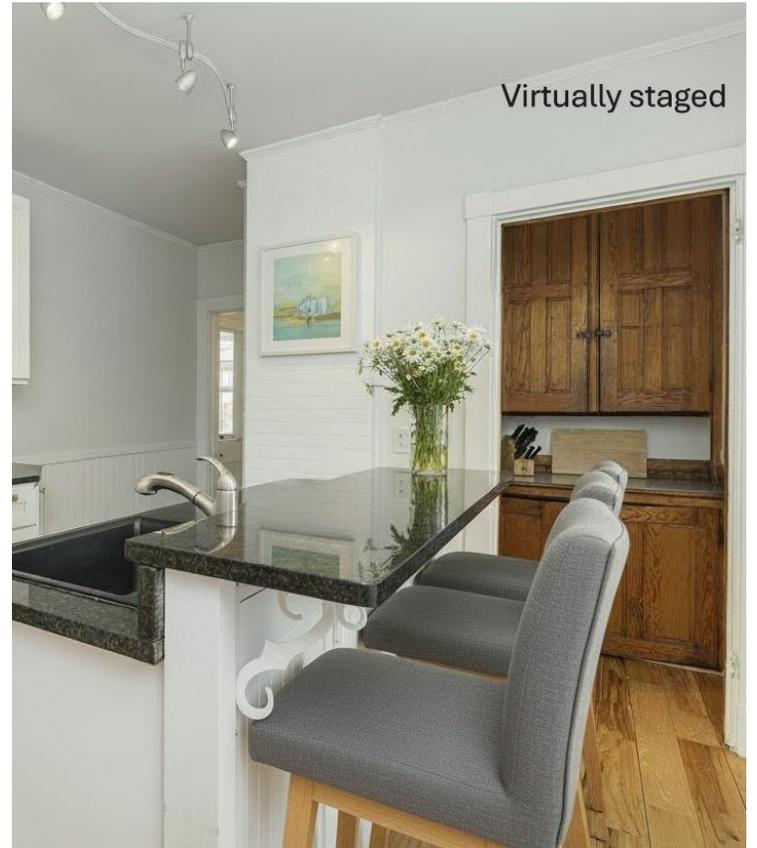
Midway through the home, the full bath and primary bedroom are thoughtfully set apart, creating a natural sense of retreat from the main living spaces.

The primary bedroom feels airy and calm, with elevated ceilings that open the room beautifully. Three closets provide substantial storage and one cleverly conceals the washer and dryer.



Convenience of an in-unit washer & dryer



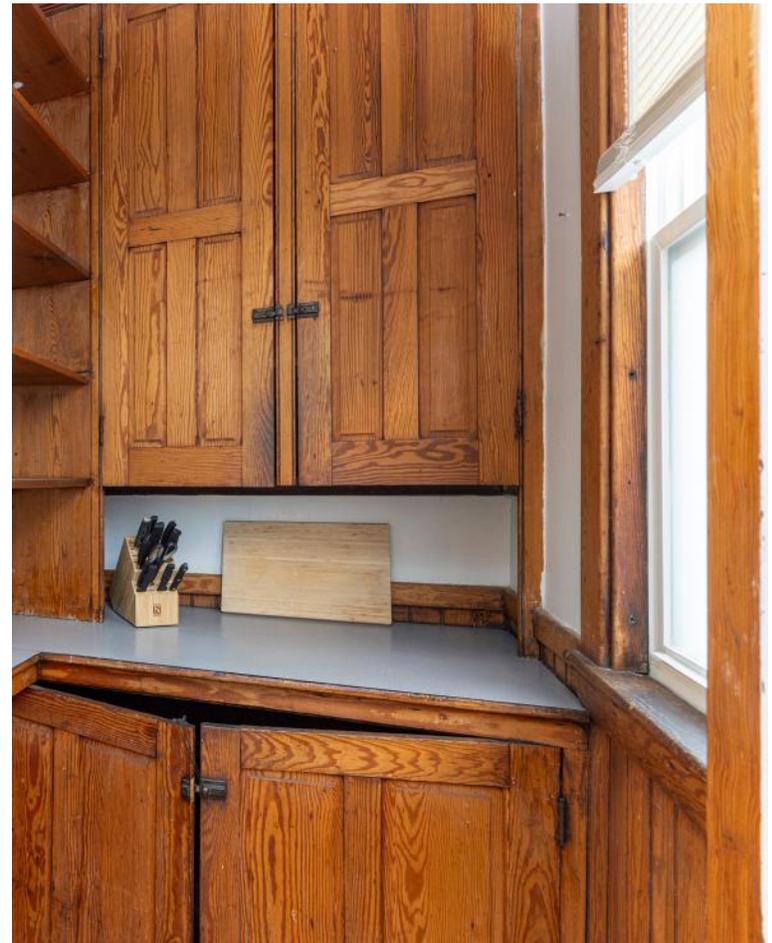


# Connected Living

Toward the rear, the dining room unfolds with original built-ins. Structured and elegant, it's a space designed for gathering, with period details that quietly impress.

The kitchen delivers everyday functionality. At the far end, an exterior door leads directly to the back parking area & private storage.

A remarkable butler's pantry connects seamlessly to the kitchen, offering abundant storage and a nod to the home's history.



# Casco View HOA

The Casco View Condominiums consist of 8 units, mostly owner-occupied. A monthly HOA fee covers shared expenses, with clear transparency around finances, rules, and regulations. Long-standing owners provide a valuable resource for any questions or guidance.



## Daily Life in The Forest City

Good to know.



### Personal Tax Bills

Portland offers this service to residents through an online portal found [here](#).

### Casco Bay Bridge

The bridge does not have a set schedule sign up for alerts through email through New England 511

### Small Business

Tips to start, grow or relocate your business to Portland

### School Transportation

Portland Public Schools provides safe, reliable bus transportation for eligible students, with routes and real-time updates available through the MyRide K-12 app.

### Street Parking Bans

Snow parking bans are in effect from 10:00 PM to 6:00 AM, but may be extended during extreme conditions. Vehicles left on the street can be ticketed and towed at the owner's expense.

### Trash + Recycling

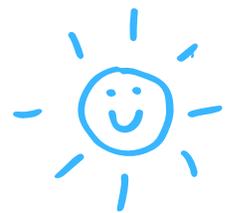
Portland requires official purple trash bags for pickup (about \$2-\$3 each, depending on size), sold at local grocery stores and retailers. Place trash curbside by 6:30 a.m. on your collection day.

# HAPPINESS

*Where do you find your happy?*

*In your new home!*

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Happiness begins at home, a place where everyone deserves to feel joy and peace. Your new home is not just a physical space but a foundation for building moments of happiness.

It's where memories are made, comfort is found, and a sense of belonging flourishes. Whether it's settling into a cozy nook or creating new traditions, happiness follows when you truly make your space your own, reflecting your unique journey and aspirations. Everyone deserves their happy, and it often starts at home.

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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