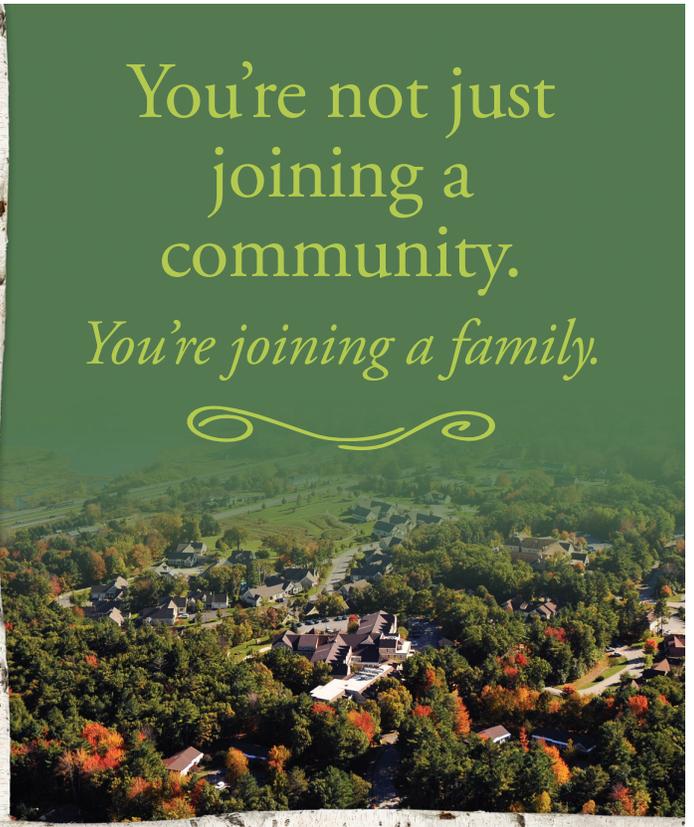




You're not just
joining a
community.
You're joining a family.



Cumberland Crossing by OceanView

is a retirement community just off the coast of Maine. Our cottages are located in Cumberland just minutes from the ocean, and *we're growing!*

Cumberland Crossing is the most recent vision realized by the Wasileski family, whose experience includes more than 40 years of designing and building sustainable, beautiful, and enduring retirement living communities.

Here, residents enjoy the security of being part of **OceanView at Falmouth**, a full-service independent living retirement community offering a care continuum, a packed activities calendar, and a vast selection of lifestyle amenities.

Cumberland Crossing is committed to green building practices and the use of alternative energy sources. We welcome you to help us realize our vision of a greener, more sustainable future.

Find the privacy you cherish.

Enjoy the ease of maintenance-free living.

Pick the lot of your choice.

Help customize

the home of your dreams.

Join us!



Company principals John, Chris and, representing the next generation, Haley Wasileski



Things to do,



places to go, and time to make it happen.

Just outside your door on our verdant Cumberland campus, wooded trails and surrounding parklands abound. Minutes away is OceanView at Falmouth with its bustling activity center and state-of-the-art fitness facilities. Best of all, freed from the obligations of home and grounds maintenance, here you'll finally find the time to explore every opportunity your new home has to offer.

- **Maintenance-free living with a 90% refundable entrance fee**
- **Two spacious, customized floor plans with many options and a flexible construction timeframe**
- **A stunning outdoor, 2-season 75-foot heated saltwater pool and hot tub**
- **Adjacent to Twin Brook and numerous Chebeague and Cumberland Land Trust (CCLT) walking/hiking and biking trail networks**
- **Unlimited access to OceanView at Falmouth and its superlative dining, fitness, enrichment, social, and cultural programs and amenities**
 - *4-season heated saltwater pool and new 4,000 sq. ft. state-of-the-art Hager Fitness Pavilion*
 - *Concierge van service and frequent excursions in Maine and beyond*
 - *Fitness classes, movies, lectures, and dining options*
 - *Classical, jazz, country, folk, and international music performances*
 - *Parties, dances, welcome teas, and celebrations year-round*
- **Golf Fore Life Program – complimentary access to multiple local golf courses**
- **Network of walking, hiking, snowshoeing, and cross-country ski trails**
- **Solar-powered, environmentally friendly, and ecologically responsible – “green living” at its finest!**





Reserve your lot.
Select your plan.
Design your dream.



Featuring gracious contemporary design, premium builder-grade materials, and green design standards throughout, cottages at Cumberland Crossing are built to last. We stand proudly behind the quality of our homes and, with maintenance included, residents can enjoy living life in a customized cottage without the work, worry, or expense of maintaining it.

Cottage features:

- **Two energy-efficient cottage floor plans with the ability to help customize**
- **Both floor plans offer two spacious bedrooms, a great room with gas fireplace, two full baths, 4-season sunroom, fully-applianced kitchen, laundry, and attached garage with storage**
- **Standard customization options include granite countertops, stainless appliances, and hardwood floors**
- **Standard solar panels – photovoltaic electricity**
- **Standard full-service generator**
- **Other options:**
 - *Loft with bedroom, bath and open to below living space*
 - *2-car garage or widened driveway*
 - *Heat pump/air conditioners*
 - *Solar hot water*
 - *Solar generator*
 - *Some sites allow for walk-out basements*

Lifestyle services:

- **Full-time interior and exterior maintenance**
- **Emergency maintenance staff, on-call 24/7**
- **Landscaping, lawn, and garden care**
- **Snow removal, shoveling, ice prevention and removal**
- **Monthly housekeeping**





Healthcare Services



Care you can count on.

Residents at Cumberland Crossing have the benefit of access to an onsite wellness office with a Registered Nurse and a complimentary annual health review. That office maintains and updates a *File of Life* for every resident.

Residents also enjoy the assurance of knowing that, should life circumstances change, they will receive priority access to **Falmouth House Assisted Living** or **Legacy Memory Care**. Both of these highly rated residential offerings are situated on the nearby OceanView campus; each offers private modern accommodations in a beautiful setting, and are staffed by a team of skilled, experienced, and deeply committed caregivers.

- *24-hour Emergency Medical Response System in every cottage*
- *Transitional support to Falmouth House or Legacy Memory Care at OceanView if needed*
- *RN Wellness Office weekday hours available*
- *Wellness Clinics including flu shots, podiatrists, lab services, and more*
- *FOX Rehab - occupational and physical therapists on the OceanView campus*





A good move in more ways than one:

Financial information & included services at Cumberland Crossing.



In addition to the wealth of lifestyle amenities our residents enjoy, there are substantial financial advantages to be realized in relocating to a cottage at Cumberland Crossing. A straightforward, 90% refundable entrance fee removes any questions about your eventual return on investment and provides a “nest egg” to help cover any possible need for assisted living services should they become necessary.

Phase 2: 90% Refundable Phase 2C Entrance Fees:

- *Ash* floor plan starts at \$986,000
- *Beech* floor plan starts at \$992,000
- *Maple and Birch* floor plan prices vary based on the customization of the loft

Monthly Fees:

- \$2,368 - *1st person: 1 level*
- \$2,402 - *1st person: 2 levels*
- \$734 - *2nd person*

Inclusions:

The **Monthly Fee** pays for all operational expenses of the community as well as certain supportive services.

- **Operational expenses** include management, water, sewer, property taxes, insurance, snow removal, groundskeeping, landscaping, trash collection, custodial care, Spectrum Cable “TV Select” (150+ channels) and standard internet (400/20 Mbps including Wi-Fi), and interior and exterior maintenance of buildings and cottages.
- **Supportive services** include health care management, 24-hour emergency call service, housekeeping, van transportation options, a robust activities program, and priority access to Falmouth House Assisted Living and Legacy Memory Care.

Now Taking Reservations, Call (207) 781-4460

Website: www.cumberlandcrossingrc.com

Email: info@cumberlandcrossingrc.com

Prices are subject to change

Last Updated January 2026





Where others vacation,
you live.



There's a reason why vacationers return to the Maine coast year after year. It's the same reason the whales and seabirds and lobsters do, and it's why we Mainers remain so proud and true to our home state. Here in Cumberland, the air is clear, the forests are unspoiled, and the coast is minutes away. Mountains and lakes are nearby, and the cultural treasures and culinary pleasures of Portland are less than a half hour by car.

Closer yet are the rustic charms of Cumberland itself with its agricultural history and small-town character.

-
- **Cumberland Town Parks** include Broad Cove Reserve, Twin Brook Recreation Area, The Town Forest, Rines Forest, and Knight's Pond, with combined trails that extend more than 10 miles.
 - **The Cumberland Farmers Market** – In operation in Cumberland since 1996, The Cumberland Farmers Market provides area residents with a high-quality array of locally raised and produced goods and is located across from our community's entrance.
 - **Chebeague & Cumberland Land Trust** – a non-profit land conservation organization that has conserved nearly 900 acres since 1988. Many of these properties are open to the public for recreation and enjoyment.
 - **Cumberland Fair** – Sponsored by the Cumberland Farmers Club, this town fair has been in existence for almost 150 years. In addition to traditional agricultural events showcasing the cooking, craft, and animal husbandry skills of town residents, the fair features harness racing on a 1/3-mile clay track.
 - **Val Halla Golf & Recreation Center** – This 18-hole professional course has been recognized as the "Best Municipal Course" in Maine by Golf Digest and the "Best Value in Maine" by the New England Golf Guide. It houses the home of the Maine State Golf Association as well as a full-service restaurant, Rachel's on the Green. The tennis and pickleball courts are free of charge and open to the public.





Yes, you can



get there from here. Less than a 2-hour drive from Boston and just minutes from the cosmopolitan charms of downtown Portland, a simpler way of life is waiting at Cumberland Crossing.

Portland – Maine's most dynamic city, only 20 minutes away, is home to first-class dining, museums and galleries, theatrical stages, sports teams, a symphony orchestra, three colleges, two hospitals, ferry and cruise ship terminals, and the Portland International Jetport. **Get all the details at www.visitportland.com.**

Outdoor recreation

- *Biking and hiking trails thread through the coastal communities*
- *Merrymeeting Bay, the East Coast's third-largest estuary, provides spectacular birdwatching, fishing, and boating*
- *Lighthouses abound along the Maine coast. You will find more than ten active lighthouses within an hour's drive of Cumberland Crossing!*
- *Skiing in its myriad forms can be enjoyed as closely as stepping out your back door, or as swiftly as schussing down one of Maine's world-class ski areas*
- **Golf Fore Life Program – complimentary access to multiple local golf courses**
- *Beaches, marinas, and Maine's iconic rocky coast just minutes away*
- *Under 2 hours from the White Mountains - boasting 48 peaks over 4,000 feet tall*
- *Under 3 hours to Acadia National Park in Bar Harbor, one of the top ten most visited parks in the US. Enjoy unlimited access to hiking, carriage trails, and historic motor roads*





Ash floor plan



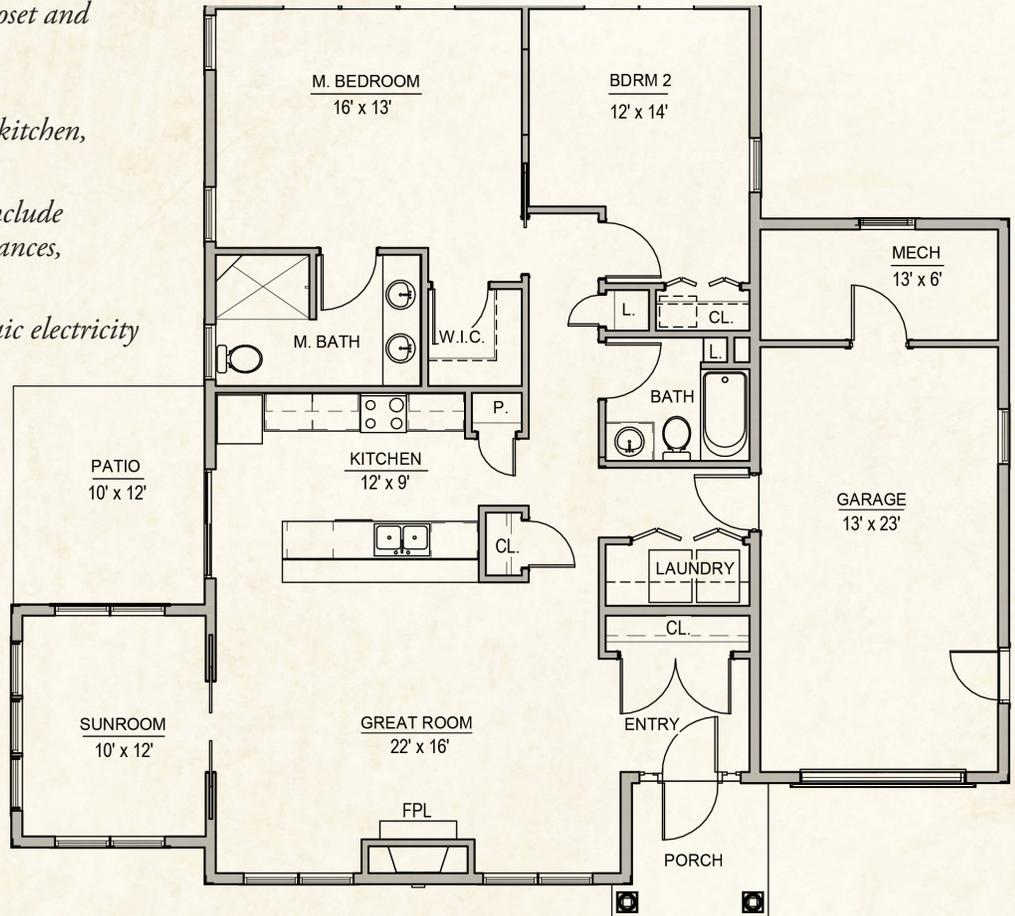
Ash floor plan in Phase 2

Our classic cottage floor plan offers single-story living. It is sustainably designed and features two spacious bedrooms, two full baths, patio, porch, sunroom, solar panels, and one-car garage.

- Primary bedroom with walk-in closet and en suite bathroom
- Great room with gas fireplace, 4-season sunroom, fully-equipped kitchen, and laundry room
- Standard customization options include granite countertops, stainless appliances, and hardwood floors
- Standard solar panels – photovoltaic electricity
- Standard full-service generator

Upgrade options available:

- 2-car garage
- Heat pump/air conditioner
- Solar hot water
- Solar generator
- Some sites allow for walk-out basements or widened driveways



1ST FLOOR:
1,532 SF +/-

GARAGE/MECH:
422 SF +/-



Beech floor plan



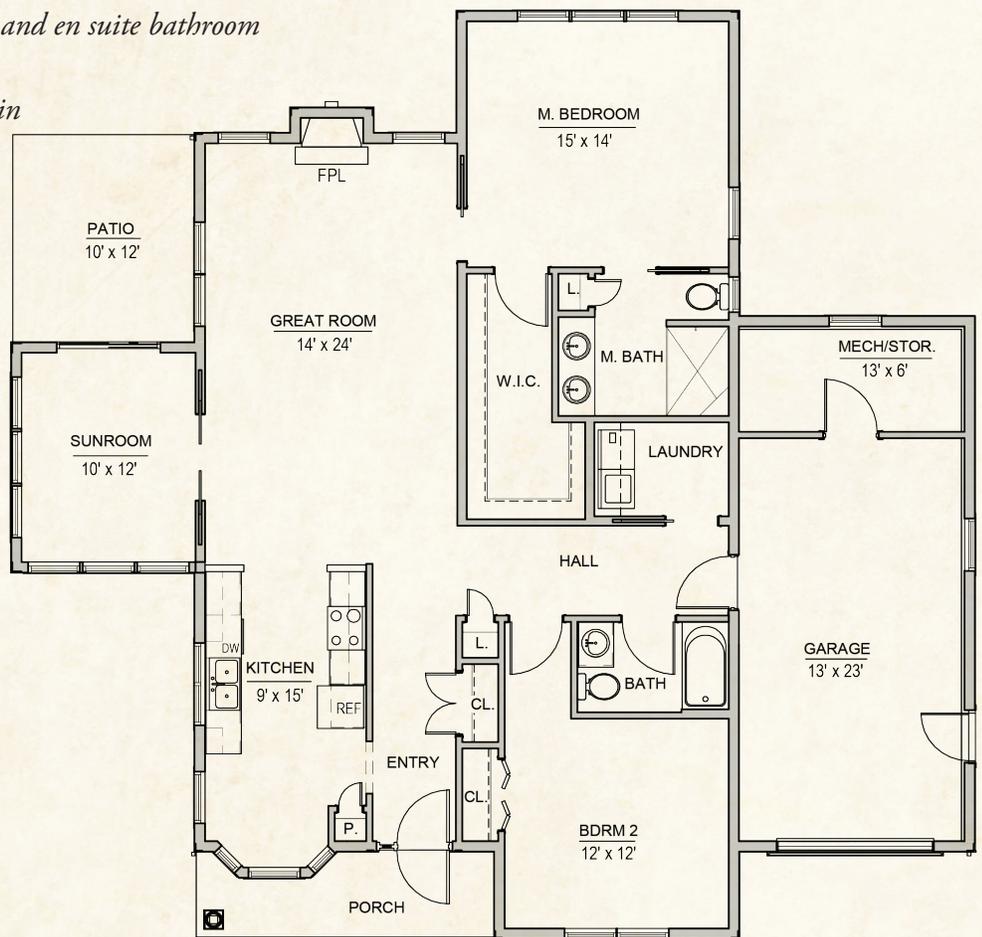
Beech floor plan in Phase 2

Our classic cottage floor plan offers single-story living. It is sustainably designed and features two spacious bedrooms, two full baths, patio, porch, sunroom, solar panels and one-car garage.

- Primary bedroom with walk-in closet and en suite bathroom
- Great room with gas fireplace, 4-season sunroom, fully-equipped eat-in kitchen, and laundry room
- Standard customization options include granite countertops, stainless appliances, and hardwood floors
- Standard solar panels – photovoltaic electricity
- Standard full-service generator

Upgrade options available:

- 2-car garage
- Heat pump/air conditioner
- Solar hot water
- Solar generator
- Some sites allow for walk-out basements or widened driveways



1ST FLOOR:
1,585 SF +/-

GARAGE/MECH:
422 SF +/-





Maple floor plan

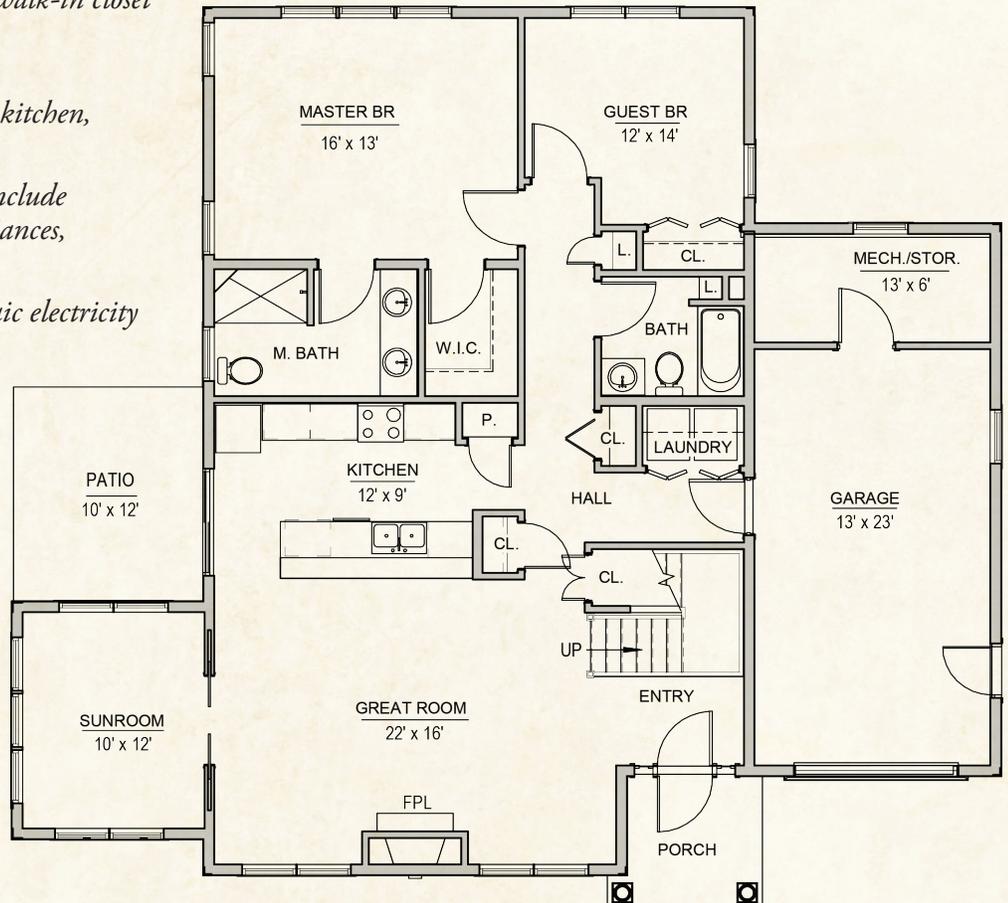
Maple 1st floor plan in Phase 2

Our premium two-story cottage is sustainably designed. It features a first-floor primary bedroom, secondary bedroom, two full baths, patio, porch, sunroom, solar panels, one-car garage, and a spacious loft with third bedroom, bath, and additional storage above the garage.

- Primary first-floor bedroom with walk-in closet and en suite bathroom
- Great room with gas fireplace, 4-season sunroom, fully-equipped kitchen, and laundry room
- Standard customization options include granite countertops, stainless appliances, and hardwood floors
- Standard solar panels— photovoltaic electricity
- Standard full-service generator

Upgrade options available:

- 2-car garage
- Heat pump/air conditioner
- Solar hot water
- Solar generator
- Some sites allow for walk-out basements or widened driveways
- Floor plan reflects stairway location



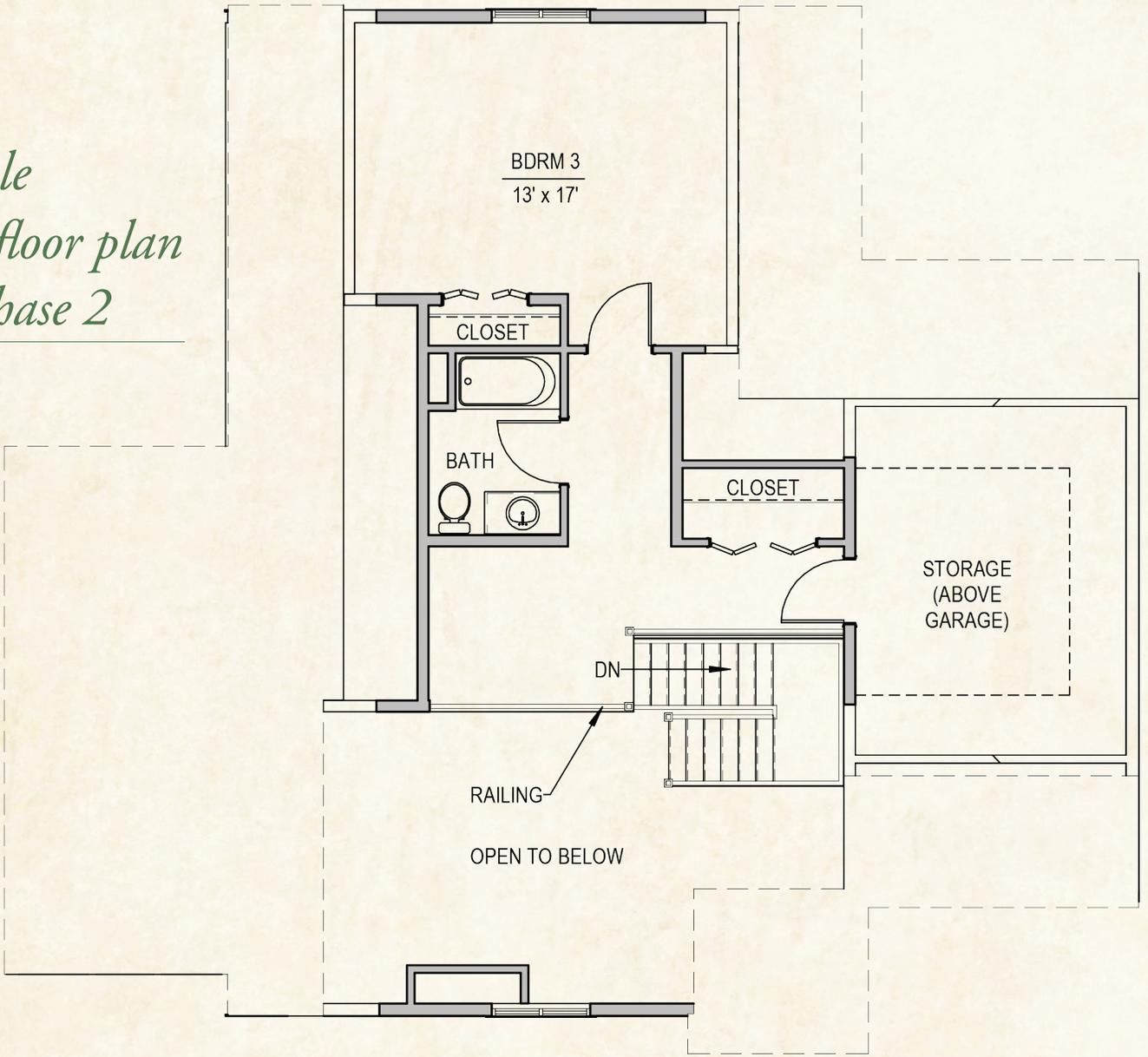
1ST FLOOR:
1,532 SF +/-

GARAGE/MECH:
422 SF +/-





*Maple
2nd floor plan
in Phase 2*



2ND FLOOR:
457 SF +/-
(NOT INCLUDING STORAGE)



Birch floor plan



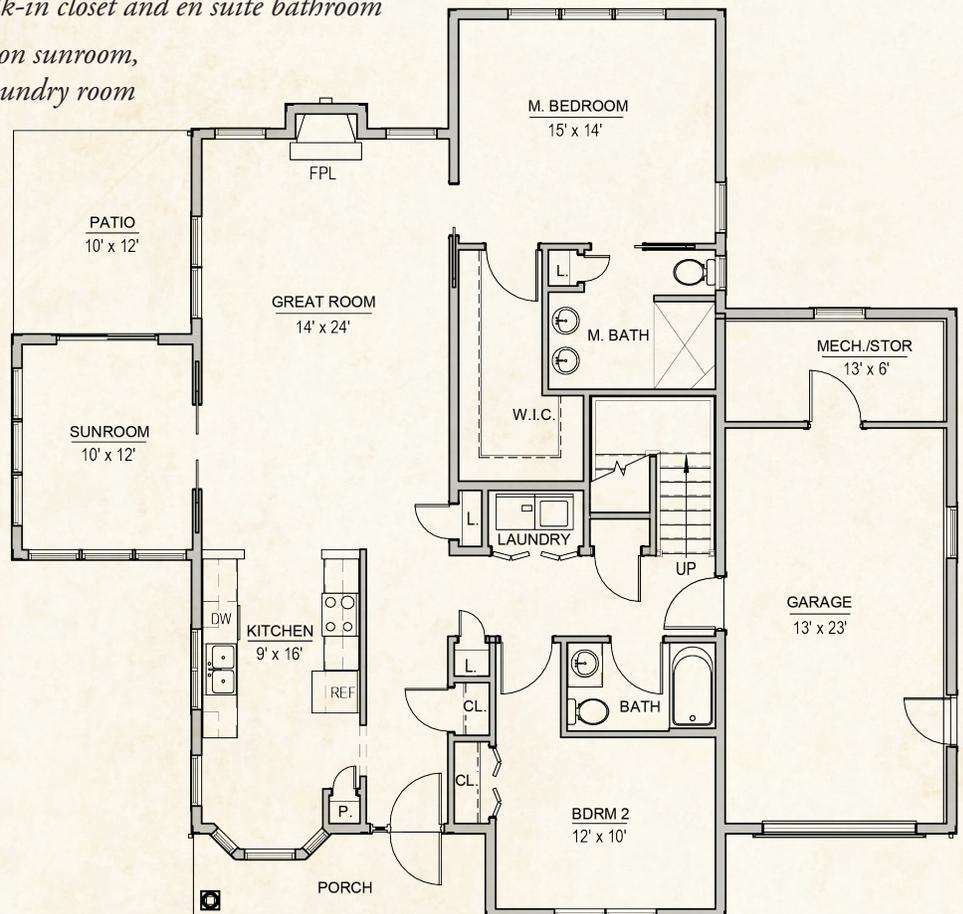
Birch 1st floor plan in Phase 2

Our premium two-story cottage is sustainably designed. It features a first-floor primary bedroom, secondary bedroom, two full baths, kitchen with breakfast nook, patio, porch, sunroom, solar panels, one-car garage, and a spacious loft with third bedroom, bath, and additional storage above the garage.

- Primary first-floor bedroom with walk-in closet and en suite bathroom
- Great room with gas fireplace, 4-season sunroom, fully-equipped eat-in kitchen, and laundry room
- Standard customization options include granite countertops, stainless appliances, and hardwood floors
- Standard solar panels—photovoltaic electricity
- Standard full-service generator

Upgrade options available:

- 2-car garage
- Heat pump/air conditioner
- Solar hot water
- Solar generator
- Some sites allow for walk-out basements or widened driveways
- Floor plan reflects stairway location

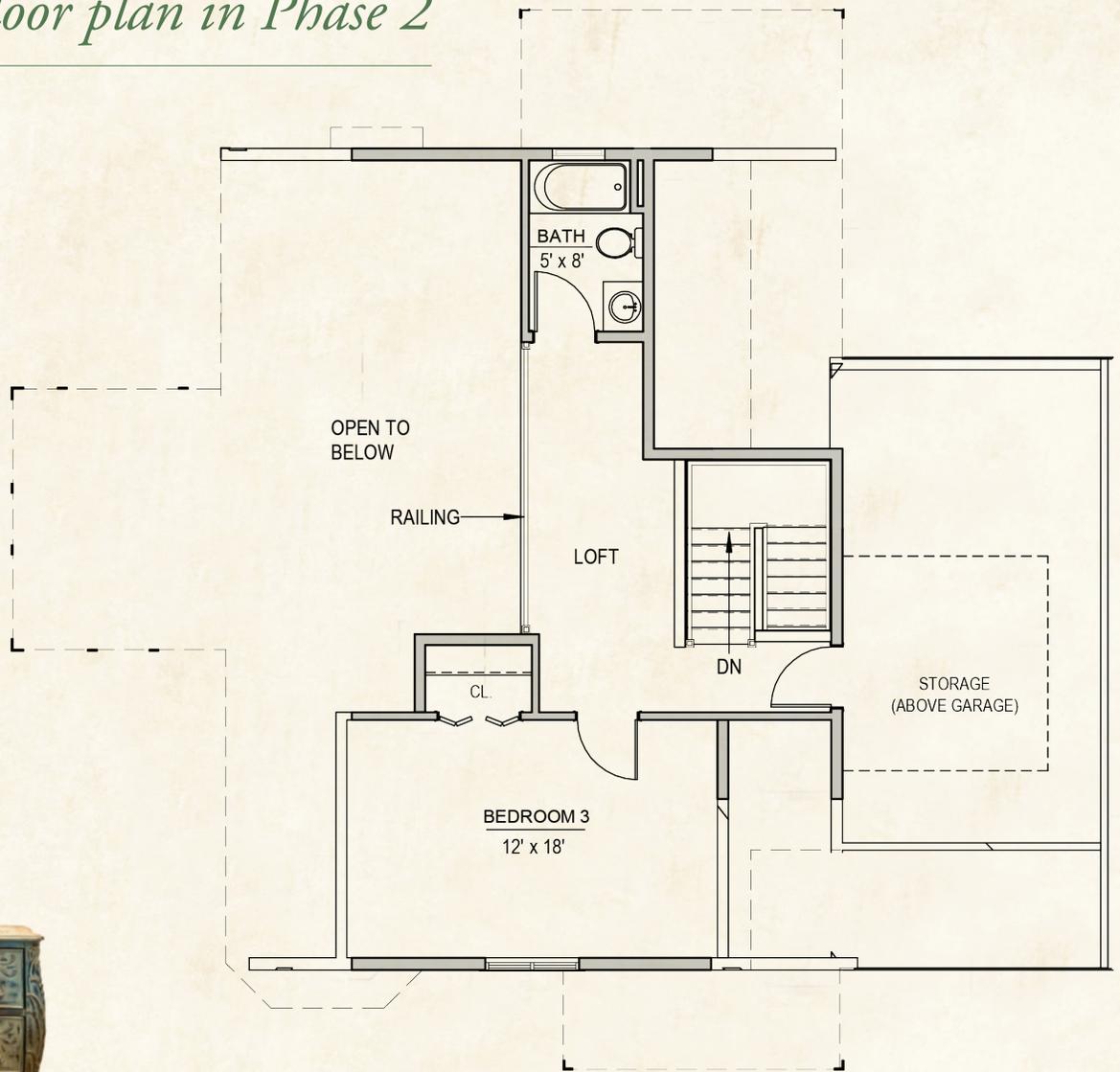


1ST FLOOR:
1,585 SF +/-

GARAGE/MECH:
422 SF +/-



Birch 2nd floor plan in Phase 2



2ND FLOOR:
413 SF +/-
(NOT INCLUDING STORAGE)



Master site plan

Between the natural beauty of our setting, the comfort of your cottage, and the proximity of OceanView, with its remarkable recreational and social programs and amenities - all free and accessible to Cumberland Crossing residents - you may have to remind yourself to relax and enjoy the view.



Cumberland Crossing by Oceanview
MASTER PLAN
Greely Road, Cumberland, Maine



Prepared for:
Cumberland Crossing by
OceanView
Tuttle Road,
Cumberland, Maine

Phase 2 plan



Phase 2
52 Cottages

Val Halla
Golf Course

Northwind Farm
Community Center
and Pool

Greely Road

Cumberland Crossing by Oceanview
MASTER PLAN
Greely Road, Cumberland, Maine

Cumberland Crossing
by • OceanView



► **Hammering His Talent Home**

A longtime dabbler in carpentry, Westbrook native Sam Broaddus only started working in wood seriously after he retired as director of urology at Maine Medical Center in 2014. That summer, he shadowed his brother-in-law, a professional cabinetmaker. “I sort of apprenticed for him, installing kitchens and working in his workshop,” Broaddus says. Together, the two constructed Broaddus’s worktable with wood from the red-oak tree that once stood at his childhood home. “My workbench is made from the tree that I used to climb as a kid,” he says.

When Broaddus and his wife decided to move to Cumberland Crossing after 37 years in Gorham, they agreed their new home’s basement should be able to accommodate a woodworking shop. In designing their cottage, they opted for I-beam construction, avoiding support columns in the basement and creating a more unobstructed space for Sam’s projects. Since moving in just over a year ago, Broaddus has built their kitchen table and five wood-frame mirrors.

Broaddus enjoys building items for family and friends and volunteering his talents for community projects. Broaddus has happily volunteered to help on special projects on the campus to put his woodworking skills to use for his neighbors, like a Little Free Library and some raised garden beds for the avid gardeners. It’s all part of the sense of community at Cumberland Crossing.

Broaddus finds his greatest satisfaction at the intersection of art and function in each project. “It’s a chance to build something beautiful and practical,” he says. “As a former surgeon, the idea that I can still use my hands for useful things is very satisfying.”

CREATIVE MINDS

The artists of Cumberland Crossing by OceanView pursue their passions — and connect with each other to form a vibrant, creative community.

► **With Every Fiber of Her Being**

Growing up, Susan Stasiowski spent after-school hours helping out at her father’s upholstery business. “I was surrounded by fabrics and color and texture,” Stasiowski says. “There’s just something about that whole medium that I love.” She’s been a knitter most of her adult life, and 15 years ago she ignited a new passion when she picked up a book on a less common fiber art, needle felting. “I immediately started practicing,”

Stasiowski says. “I was absolutely hooked.”

Originally from Massachusetts, Stasiowski and her husband initially retired to Camden before moving to Cumberland Crossing in the summer of 2023. “We were looking for something closer to Massachusetts without actually being in Massachusetts so we could see our kids more easily,” Stasiowski says. “We wanted a community with opportunities for continuing care in case we





► Her Next Chapter

Over the last 30 years, author Mary Morton Cowan has published seven books and about 100 articles, all geared towards young readers. “I’ve always liked middle-school kids,” she says. “I live in a retirement community, but I’m really 11.”

Her work has always been youth-oriented. She carved out an early career at nonprofit youth organizations in Rochester, New York, including serving as an executive with the Girl Scouts of Western New York. “But then I decided, what I really want to do is write,” she says.

After she and her husband moved back to Maine, where both had attended Bates College, she wrote her first book, *Timberrr ... A History of Logging in New England*.

It won the Maine Library Association’s 2003 Lupine Honor Award for excellence in children’s literature and established Cowan’s niche in nonfiction.

Three years ago, Cowan and her husband moved to a single-story home at Cumberland Crossing. Their cottage includes a dedicated writing space, where Cowan is currently revising a couple of projects. “I don’t know whether they will ever see publication, but I don’t care,” she says. “I’m writing them anyway because creative minds don’t stop. It’s hard not to think creatively.”

Cowan and her talented Cumberland Crossing neighbors attest that art and creativity know no bounds.

ever get to that point.” Their Cumberland Crossing cottage has a second floor with a loft dedicated to Stasiowski’s felting and other creative pursuits.

She begins her projects by repeatedly jabbing a barbed needle into a big ball of raw wool, which tangles the fiber strands’ microscopic scales. “The more you poke, the more tangled and enmeshed they get,” Stasiowski says. Eventually, a shape begins to form, and she adds wool as needed

to fashion it into an artwork. Her firm, free-standing sculptures are usually inspired by the natural world and have been featured in galleries throughout Maine.

Stasiowski also leads felting workshops in the area and hopes to hold one at Cumberland Crossing. “We had a bunch of neighbors over recently, and there seemed to be a lot of interest,” she says. “A great group of people lives here, and they’re interested in learning new things.”

Cultivating Connection

CUMBERLAND CROSSING RESIDENTS ENJOY A GREAT QUALITY OF LIFE, THANKS IN PART TO THE COMMUNITY’S EASY ACCESS TO MAJOR AMENITIES.

OceanView at Falmouth

Cumberland Crossing residents enjoy the security of being part of OceanView at Falmouth, a full-service, family-owned retirement community offering supportive services, every lifestyle amenity you can imagine, and peace of mind for the future.

Art and Culture

Cumberland Crossing is just minutes from the thriving communities of Cumberland, Falmouth, and Yarmouth. Downtown Portland, home to award-winning restaurants, theater, galleries, and live music, is a 20-minute drive.

Outdoor Recreation

Many coastal and woodland preserves are within easy reach. Paddling, hiking, biking and sailing opportunities abound. Creativity flourishes thanks to an easy connection to nature and living sustainably with solar panels on every cottage.



Cumberland Crossing
by • OceanView

To learn more about this community’s commitment to alternative energy sources and a sustainable, greener future, visit cumberlandcrossingrc.com.
207-781-4460