



EVERGREEN REALTY

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LIST #1047RW



Property Address: 606 Milbridge Road Cherryfield, Maine		Rooms: 6	Bedrooms: 3	Bath: 3Full,1Part'l	List Price: \$275,000
Acreage: 6.9A±		Water: Drilled Well			
Road/Shore Frontage: 448'± / 458'±		Sewerage: Private			
Zoning: Shoreland		Insulation (Type/Location): Fiberglass / Full			
Taxes: \$3129.40	Year: 2008	Heat: FHA / Oil / Electric			
Deed (BK/PG): 2845 / 143		Electric Service: 200Amps.			
Map & Lot: R1-13; 2A-75 & 75A		Hot Water: Electric			
Survey (Yes/No): No	Year:	Storms/Screens: Yes / Yes			
Year Built: 1973±		Year New Roof Shingles: 2001			
Style: Ranch		Siding: Vinyl			
Square Footage: 1750'±		Fireplace/Woodstove HU: 1 / 0			
1st Floor: Kitchen w/Dining Area & Fireplace, Living Room, 3 Bedrooms, Laundry Room, 2.5 Baths					
2nd Floor:					
Outbuildings: Attached 2-Car Garage					
Basement: Full Cement Basement w/Kitchenette, Full Bath, Storage, Work Area					
Porch/Deck: Yes / No					
Personality Conveying: Range, Refrigerator, Dishwasher					
<p>Remarks: Spacious 3BR, Ranch home on 6.9A enjoys 448' of Narraguagus River ftg. Large country kitchen with dining area hosts fireplace for warm cheerful ambience on cold winter days. Enjoy sunny days from the enclosed sun porch which is accessible from either dining or living room. Home also incl master bedroom w/private bath, 2 add'l bedrooms w/ample closet space; separate utility area with 1/2 bath & convenient door leading to backyard which meanders to your own waters edge property. Attached 2-car garage, small kitchenette w/full bath, work space & storage located in full basement. MLS #21083</p>					
Directions: 606 Milbridge Road (Route 1), Cherryfield					
<p>Evergreen Realty is an agent for the seller in the marketing, negotiation and sale of this property, unless otherwise disclosed. Subject to errors, omissions, prior sale, change or withdrawal without notice.</p>					