



# EVERGREEN REALTY

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LIST #1087R



<b>Property Address:</b> 109 East Side Rd Addison, Maine		<b>Rooms:</b> 5	<b>Bedrooms:</b> 3	<b>Bath:</b> 1	<b>List Price:</b> \$75,000
<b>Acreage:</b> 1A±		<b>Water:</b> Drilled Well			
<b>Road/Shore Frontage:</b> 165'± / 00		<b>Sewerage:</b> Private			
<b>Zoning:</b> None Known		<b>Insulation (Type/Location):</b> Unknown / Partial			
<b>Taxes:</b> \$1083.63	<b>Year:</b> 2010	<b>Heat:</b> FHA / Oil / Kerosene Monitor Heater			
<b>Deed (BK/PG):</b> 3179 / 308		<b>Electric Service:</b> 100Amps.			
<b>Map &amp; Lot:</b> 7 / 28		<b>Hot Water:</b> Electric			
<b>Survey (Yes/No):</b> No	<b>Year:</b>	<b>Storms/Screens:</b> Yes / Yes			
<b>Year Built:</b> 1900±		<b>Year New Roof Shingles:</b> Unknown			
<b>Style:</b> NE Farmhouse		<b>Siding:</b> Shingle			
<b>Square Footage:</b> 1370 '±		<b>Fireplace/Woodstove HU:</b> 0 / 1			
<b>1<sup>st</sup> Floor:</b> Kitchen, Living Room, Bedroom, Full Bath / 2 Storage Rooms. Entryway, Mudroom					
<b>2<sup>nd</sup> Floor:</b> 2 Bedrooms					
<b>Outbuildings:</b> Utility Shed					
<b>Basement:</b> Crawl Space / Stone					
<b>Porch/Deck:</b> None / Yes					
<b>Personality Conveying:</b> Range, Refrigerator					
<b>Remarks:</b> Nice house with a nice view. Early 1900's NE Farmhouse with three bedrooms, full bath, large country kitchen & living room with woodstove hookup. Front deck leads to double mud rooms and storage areas. Lovingly maintained both in and out; great backyard, established garden area; and let's not forget the beautiful views of the Pleasant River. MLS #22386					
<b>Directions:</b> Go over 'big' bridge in Addison to East Side Rd; about ½ mile on right.					
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.					

