



# EVERGREEN REALTY

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LIST #1140RW



<b>Property Address:</b> 386 Wyman Road, Milbridge, Maine		<b>Rooms:</b> 6	<b>Bedrooms:</b> 2	<b>Bath:</b> 1	<b>List Price:</b> \$399,000
<b>Acreage:</b> 5.7A±		<b>Water:</b> Drilled Well			
<b>Road/Shore Frontage:</b> 561'± / 560'±		<b>Sewerage:</b> Private			
<b>Zoning:</b> Shoreland		<b>Insulation (Type/Location):</b> Fiberglass / Full			
<b>Taxes:</b> \$4516.88	<b>Year:</b> 2009	<b>Heat:</b> FHA / Oil; Gas Wall Unit & Gas Fireplace			
<b>Deed (BK/PG):</b> 593 / 567		<b>Electric Service:</b> 100 Amp			
<b>Map &amp; Lot:</b> 3 / 51		<b>Hot Water:</b> Electric			
<b>Survey (Yes/No):</b> Plan	<b>Year:</b> 1958	<b>Storms/Screens:</b> Yes / Yes			
<b>Year Built:</b> 1962±		<b>Year New Roof Shingles:</b> 2008			
<b>Style:</b> Ranch		<b>Siding:</b> Wooden Shakes			
<b>Square Footage:</b> 1100'±		<b>Fireplace/Woodstove HU:</b> 1 / 1			
<b>1<sup>st</sup> Floor:</b> Kitchen, Dining Room, Living Room, Family Room, 2 Bedrooms, Full Bath					
<b>2<sup>nd</sup> Floor:</b>					
<b>Outbuildings:</b> Detached 2-Car Garage, Barn					
<b>Basement:</b> Partial / Concrete					
<b>Porch/Deck:</b> No / Back Deck Facing Water					
<b>Personality Conveying:</b> Range, Refrigerator, Washer, Dryer, Dishwasher					
<b>Remarks:</b> This pleasant two bedroom ranch with paved driveway is perched on a nicely elevated 5.7 acre lot with over 550' of granite ledge, deepwater frontage on Narraguagus Bay. Large oceanside deck to sit and watch the lobster boats and fisherman hauling their traps; also great spot to moor you own vessel right in front of your home. Detached 2 car garage, small barn & generator house included.					MLS#24227
<b>Directions:</b> Rt 1 Milbridge to Wyman Rd, 1.7 miles on left.					
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.					