



EVERGREEN REALTY

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LIST #1146R



Property Address: 20 Campbell Hill Cherryfield, Maine		Rooms: 12	Bedrooms: 6	Bath: 3 (All ¾'s)	List Price: \$200,000
Acreage: .70A±		Water: Drilled Well			
Road/Shore Frontage: 99'± / 00		Sewerage: Private			
Zoning: Historic District		Insulation (Type/Location): Unknown / Unknown			
Taxes: \$3389.72	Year: 2009	Heat: BBHW, Oil, Gas, Coal Stove			
Deed (BK/PG): 3240 / 1		Electric Service: 100 Amps			
Map & Lot: U12 / 25		Hot Water: Off Furnace			
Survey (Yes/No): No	Year:	Storms/Screens: Yes / Yes			
Year Built: 1840 ±; Remodeled 1870		Year New Roof Shingles: Unknown			
Style: Mansard		Siding: Clapboards and Shingles			
Square Footage: 4200 ±		Fireplace/Woodstove HU: 3 / 1			
1st Floor: Kitchen, Dining Room, Family Room, Den, Double Parlors, Foyer, ¾ Bath					
2nd Floor: 3 Bedrooms, 2 Baths (¾ size), Landing, Storage Area, Back Stairs					
3rd Floor: 3 Bedrooms, Landing					
Basement: Full Granite					
Porch/Deck: Wrap Around Porch / Yes					
Personality Conveying: Range, Refrigerator, Washer, Dryer					
<p>Remarks: This home was built in 1840, and then remodeled in 1870 to its present mansard style. Beautifully maintained & tastefully decorated, it offers dbl parlors (presently used as BRs), formal DR, sitting room, family rm, kitchen, & ¾ bath on the 1st floor; spacious foyer leads to the 2nd flr w/3 BR's 2 ¾ baths, storage area & back stairs (1 BR is currently used as small kitchen/sitting room); the lovely open staircase then accesses 3rd floor & 3 add'l bedrooms. More features incl 3 fireplaces, woodstove hookup, all wood floors & many built-ins. Amenities include a sprinkler system on all 3 floors, emergency backup lighting, handicap ramp, wrap around porch, deck, brick patio, privacy fence on SE side of house & beautiful landscaping. MLS#24453</p>					
Directions: Rt1 Cherryfield, 1/2 way up Campbell Hill on left.					
<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>					