



UPPER KENNEBEC PROPERTIES

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LISTING # **00025**

PRICE: \$ **55,000**

***Just Reduced!***



Municipality: ATHENS	Appliances: refrigerator: YES	Acreage/Lot Size: 7.8 +/-ACRE
County: SOMERSET	Stove: YES Dishwasher: NO	Survey available: N/A
Address: 86 NORTH ROAD	Disposal: NO Washer/dryer: NO	Road Frontage: 485 ft
Style/Type: TWO STORY	Antenna/Cable/Dish: N/A	Water Frontage: N/A
Construction: WOOD	Type of Siding: T-1-11 WOOD	Body of Water: N/A
Number of Rooms: 2	Color of Siding: GREEN	Fields/Clearings: APPROX. 1+/-AC
Bedrooms: OPEN	Roof Material: ASPHALT SHINGLES	Topo: LEVEL WITH SLIGHT RISE
Baths: 1 UNFINISHED	Porch (es): NONE	Views: TYPICAL
Floors: 2	Garage(s): 2 CAR	Woods: SOME
Heat: MONITOR/WOOD	Other Out Buildings: NONE	Wood Last Cut: N/A
Hot Water: N/A	School System: SAD #59	Zoning: TOWN
Fireplace: NO	School Busing: YES	Taxes: \$139.93
Wood Stove: YES	Driveway: GRAVEL	Tax Year: 2006
Water Source: DUG WELL	Foundation Type: CONCRETE SLAB	Tax Reductions: NO
Waste Disposal: NONE	Size: 24' X 36'	Map: 009 Lot: 017-1
Electrical Amps: CB	Square Footage: 1,296 sq. ft.	Call First: Go For It!!
Deed Type: WARRANTY	Book: 3423 Page: 71	
Time of Possession: AT CLOSING		

Tired of renting rooms to go snowmobiling/ATV-ing or to enjoy the other four season activities that are this part of Maine? Then take a look at this property.....Trails are right outside the door, swimming, boating, white water rafting, hunting, skiing, etc near-by. Comes furnished with just about everything you will need to call it home. Plenty of room for family and/or friends to enjoy a little bit of Heaven!



**Directions:** From office go south Route 201, at blinking light in Solon turn left onto Pleasant Street, go to Hole-In-The-Wall Road, continue to end of road, turn left, go straight approx. 3/4 mile, property on left SEE SIGN!!!!

Both Agency and Seller shall agree to offer this property without regard to race, color, religion, sex, handicap, disability, familial status, or national or regional origin. **DISCLAIMER:** United Country-Upper Kennebec Properties is a seller agency and has been hired by the Seller to market their property. Any information pertaining to the sale of this property given to the Agency or its' agents will be given to the seller.

*"No One Knows The Country Like We Do!"*