



**UPPER KENNEBEC PROPERTIES**

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**LISTING # 00059**

**PRICE: \$ 59,900**



Municipality: MOSCOW	Appliances: Refrigerator: YES	Acreage/Lot Size: 7+/-ACRE
County : SOMERSET	Stove: YES Dishwasher: HOOK UP	Survey available: NO
Address: 8 CASSIDY ROAD	Disposal: NO Washer/dryer: YES	Road Frontage: BORDERS ON TWO ROADS (see map)
Style/Type: SINGLE WIDE MODULAR	Antenna/Cable/Dish: AVAILABLE	Fields/Clearings: LESS THAN ACRE
Construction: STICK BUILT FACTORY	Type of Siding: VINYL	Topo: SLOPING
Number of Rooms: 5	Color of Siding: WHITE	Views: <b>FABULOUS!!!</b>
Bedrooms 2	Roof Material: STEEL	Woods: MOSTLY
Baths: 1	Porch (es): TWO SMALL	Zoning: TOWN BUILDING CODES
Floors: 1	Garage(s): 14ft X 22ft ONE CAR	Taxes: \$ 564.00
Heat: FHA/ELECTRIC/WOOD FURNACE/GAS	Other Out Buildings: 12ft x 20ft SHED	Tax Year: 2009
Hot Water : ELECTRIC w/timer	School System: MSAD 13	Tax Reductions: HOMESTEAD EXEMPTION
Fireplace: NO	School Busing: YES	<b>Call First: YES!!!</b>
Wood Stove: FURNACE	Driveway: GRAVEL/TAR	This property has so much to offer, 7 +/-Acres of land, two nice size bedrooms, bath, spacious sunny livingroom with wonderful view, and large eat-in kitchen w/ pantry, newer appliances, and addition w/ fantastic view of mountains and fields, lovely wood flooring throughout, four sources of heat. Has full foundation, workshop area, large wood furnace, FHA furnace, Sauna w/ shower room and sitting /dressing room, enclosed entrance to basement from outside, washer/dryer hook-up and more. There are Apple and Pear Trees, Raspberry Patch, lovely stand of Pine trees, lots of perennial flower plants, roses everywhere, lilac trees, and much more. This is truly a dream come true!!!
Water Source: MUNICIPAL	Foundation Type: CONCRETE BLOCK	
Waste Disposal: SEPTIC	Size: FULL 14' X 66'	
Electrical Amps: 100 CIRCUIT BREAKERS	Book: 3962 Page : 293	
Deed Type: WARRANTY	Map: U 3 Lot: 15	
Time of Possession: AT CLOSING		

Bordering on two roads for easy access, this single wide modular is on a full foundation, has 4 sources of heat, the most beautiful view and lots more. With the fruit trees and Raspberry Patch the wild critters are abundant. Sit and watch them while enjoying the comfort of this well maintained home. Come take a look and experience the beauty of the area! If you like to snowmobile/ATV, hunt or enjoy water sports and tired of paying for motels, this is the ideal place for you!! Don't past this one up..... Priced right to sell quickly! You've heard the saying,



*"MAINE, THE WAY LIFE OUGHTA BE"*  
Well, by golly-----THIS IS IT!!!

**Directions:** From office take Rte 201 N to Rte 16 (Mayfield Rd), go approx. 2 miles, second road on left, Cassidy Road, 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

*"NO ONE KNOWS THE COUNTRY LIKE WE DO"*