



EVERGREEN REALTY

100 North Main St., Milbridge, ME 04858 TEL 207-546-4462 FAX 207-546-3642
 www.evergreenrealtymaine.com info@evergreenrealtymaine.com

LIST #1038R



Property Address: 121 Cross Road, Columbia Falls, Maine		Rooms: 2	Bedrooms: 0	Bath: 0	List Price: \$96,000
Acreage: 31.5A±		Water: Drilled Well (Not Connected)			
Road/Shore Frontage: 350'±/ 0'±		Sewerage: Private Septic System (Not Connected)			
Zoning: None Known		Insulation (Type/Location): Fiberglass / Full			
Taxes : \$712.26	Year: 2007	Heat: Wood			
Deed (BK/PG): 2449 / 079		Electric Service: None			
Map & Lot: 5 / 12		Hot Water: None			
Survey (Yes/No): Yes	Year: 1993	Storms/Screens: None / Yes			
Year Built: 2005		Year New Roof Shingles: 2005			
Style: Camp		Siding: Cedar Shingles			
Square Footage: 864'±		Fireplace/Woodstove HU: 0 / 1			
1st Floor: Open Kitchen/Dining/Living Area					
2nd Floor: Open Sleeping Area					
Outbuildings: Privy					
Basement: Concrete Slab					
Porch/Deck: None					
Personality Conveying: Range, Woodstove, Gas Lights, Some Furnishings					
Remarks: WILDERNESS CAMP- nestled in the middle of 31.5A, this 2005 camp with open floor plan has numerous possibilities. Built on a concrete slab with second story, there is approx. 864 sq ft of living space. Comes with a gas stove for cooking, wood stove for heat & gaslights. There is also a drilled well and private septic system, for a 3 bedroom home, that could be connected, with availability for power about 1,000' away. Fully insulated w/thermo windows, all that is needed is your own finishing touches. Plenty of room to build a new house & use this as your workshop or 2-car garage. MLS #20690					
Directions: Rt 1 in Columbia Falls to Tibbetstown Road, go 2.8 mi. Take left onto Cross Rd, go ½ mile, watch for Evergreen Realty sign 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.					