



EVERGREEN REALTY

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LIST #: 1057LW



Property Address: Boondocks Road Milbridge, ME		List Price: \$115,000
Acreage: 1.4A±		Utilities: Available
Road Frontage: 50'±		Zoning: Shoreland
Shore Frontage: 220'±		Easements: Covenants in Deed
Taxes: \$1189	Year: 2007	Exposure: All
Deed (BK/PG): 2965 / 177		View: Ocean
Map & Lot: 3A / 42-8		Timber: Mixed
Survey (Yes/No): Yes	Year: 2004	Soil Test: Satisfactory
Subdivision (Yes/No): Yes		Restrictions: Shoreland Zoning, No Mobile Homes
Remarks: Nicely wooded waterfront lot on Bobby Creek, with direct access to open ocean; ideal location for canoeing & kayaking or just sitting back and enjoying the abundant wildlife. This pristine piece of land has been soils tested and is most desirable due to its location and view. It is located in a neighborhood of families that have lived here for 20 years or more and the deeded covenants are strictly to maintain the beauty & rights of its owners. Can be purchased with lot #7 for \$210,000 MOTIVATED SELLER <p style="text-align: right;">MLS # 21255</p>		
Directions: From Rt 1, Steuben, turn onto the Pigeon Hill Rd, go 1.6 mi. Turn left on Joe Leighton Rd and drive 1.3 miles. Turn left onto Boondocks Rd. Look for Evergreen Realty sign on right. Lots 7 & 8		
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.		