



# EVERGREEN REALTY

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LIST #1059R



<b>Property Address:</b> 1071 Unionville Rd Steuben, Maine		<b>Rooms:</b> 6	<b>Bedrooms:</b> 3	<b>Bath:</b> 1	<b>List Price:</b> \$79,500
<b>Acreage:</b> 14A±		<b>Water:</b> Drilled			
<b>Road/Shore Frontage:</b> 1490'± / 00		<b>Sewerage:</b> Private			
<b>Zoning:</b> None Known		<b>Insulation (Type/Location):</b> Unknown / Unknown			
<b>Taxes:</b> \$1285.70	<b>Year:</b> 2008	<b>Heat:</b> FHA/ Oil / Wood			
<b>Deed (BK/PG):</b> 2464 / 270		<b>Electric Service:</b> 100Amps.			
<b>Map &amp; Lot:</b> 23 / 6		<b>Hot Water:</b> Electric			
<b>Survey (Yes/No):</b> No	<b>Year:</b>	<b>Storms/Screens:</b> No / Yes			
<b>Year Built:</b> 1948±		<b>Year New Roof Shingles:</b> 2003			
<b>Style:</b> Cape		<b>Siding:</b> Shingle			
<b>Square Footage:</b> 1012'±		<b>Fireplace/Woodstove HU:</b> 0 / 1			
<b>1<sup>st</sup> Floor:</b> Kitchen, Dining Room, Living Room, Bedroom, Bath & Mudroom/Shed					
<b>2<sup>nd</sup> Floor:</b> 2 Bedrooms					
<b>Outbuildings:</b> Detached 2-Car Garage					
<b>Basement:</b> Full Concrete Under Main House					
<b>Porch/Deck:</b> No / No					
<b>Personality Conveying:</b> Range, Wood Stove					
<b>Remarks:</b> Cozy little country cape with big potential situated on 14 acres, more or less, most of which are blueberry grounds. First floor offers kitchen, dining room with wood stove, living room, bedroom, full bath & mudroom/shed; second floor has 2 additional bedrooms. With extensive road frontage on two roads you have the future benefit of additional lots. Also includes an oversized 2-car garage. <span style="float: right;">MLS #21283</span>					
<b>Directions:</b> Route 1 in Cherryfield, to Route 182, go 1.4 mi take a left onto Unionville Road, follow approx.1.6 miles. Watch for Evergreen Realty sign on left. House is #1071.					
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.					