



# EVERGREEN REALTY

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LIST #1095R



<b>Property Address:</b> 221 Spragues Falls Road, Cherryfield, Maine		<b>Rooms:</b> 5	<b>Bedrooms:</b> 2	<b>Bath:</b> 1	<b>List Price:</b> \$90,000
<b>Acreage:</b> 2A±		<b>Water:</b> Drilled Well			
<b>Road/Shore Frontage:</b> 300'± / 00		<b>Sewerage:</b> Private			
<b>Zoning:</b> None Known		<b>Insulation (Type/Location):</b> Unknown / Full			
<b>Taxes:</b> \$969.14	<b>Year:</b> 2008	<b>Heat:</b> FHA / Oil, Woodstove			
<b>Deed (BK/PG 1750/139 part of &amp; 1738/237 part of</b>		<b>Electric Service:</b> 200Amps.			
<b>Map &amp; Lot:</b> R3 / 65 & 63, part of		<b>Hot Water:</b> Gas on demand			
<b>Survey (Yes/No):</b> Yes	<b>Year:</b>	<b>Storms/Screens:</b> Yes / Yes			
<b>Year Built:</b> 1993±		<b>Year New Roof Shingles:</b> 1993			
<b>Style:</b> Doublewide w/addition		<b>Siding:</b> Vinyl, Shingle			
<b>Square Footage:</b> 1232'±		<b>Fireplace/Woodstove HU:</b> 0 / 1			
<b>1<sup>st</sup> Floor:</b> Kitchen/Dining/Living Area, 2 Bedrooms, Full Bath, Unfinished addition					
<b>2<sup>nd</sup> Floor:</b>					
<b>Outbuildings:</b> Utility Shed					
<b>Basement:</b> Slab					
<b>Porch/Deck:</b> No / No					
<b>Personality Conveying:</b> Range, Refrigerator, Washer, Dryer, Woodstove					
<b>Remarks:</b> Nicely maintained 2BR doublewide, with a 392sq ft unfinished addition that would make a great family room or extra bedroom. Main living area, dining & kitchen are bright & spacious w/an open floor plan. Wood stove & brick hearth make those long winter evenings warm & cozy. Located on quiet dead-end road, w/2A of woods & open area for playing or gardening (all past gardening has been organic). MLS# 22668					
<b>Directions:</b> Rt 1 Cherryfield to Rt 182, right on Spragues Falls Rd. 1.1 miles 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.					