



# EVERGREEN REALTY

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LIST #: 1110LW



<b>Property Address:</b> 6 Indian Camp Road Steuben, ME		<b>List Price:</b> \$70,000
<b>Acreage:</b> 2.54 A±		<b>Utilities:</b> 500'±
<b>Road Frontage:</b> 395.6'±		<b>Zoning:</b> Shoreland
<b>Shore Frontage:</b> 200'±		<b>Easements:</b>
<b>Taxes:</b> \$543.27	<b>Year:</b> 2009	<b>Exposure:</b> Southeast
<b>Deed (BK/PG):</b> 1297 / 43		<b>View:</b> Pinkham Bay
<b>Map &amp; Lot:</b> 9 / 56-6		<b>Timber:</b> Hardwood & Evergreen
<b>Survey (Yes/No):</b> Yes	<b>Year:</b> 2005	<b>Soil Test:</b> Satisfactory
<b>Subdivision (Yes/No):</b> Yes		<b>Restrictions:</b> Covenants in Deed
<b>Remarks:</b> Elevated 2.54A building site with 200 feet frontage on large bay. Beautiful long views down bay with southeast exposure. Nicely wooded with evergreen & hardwood trees, power nearby. <span style="float: right;">MLS #23488</span>		
<b>Directions:</b> Route 1 Steuben to Dyer Bay Road, go 1 mi, turn left onto dirt road, lot is 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.		