



# EVERGREEN REALTY

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LIST #: 1111LW



<b>Property Address:</b> 7 Camp Fire Road Steuben, ME		<b>List Price:</b> \$70,000
<b>Acreage:</b> 2.13 A±		<b>Utilities:</b> 500'±
<b>Road Frontage:</b> 200'±		<b>Zoning:</b> Shoreland
<b>Shore Frontage:</b> 200'±		<b>Easements:</b>
<b>Taxes:</b> \$522.72	<b>Year:</b> 2010	<b>Exposure:</b> Southeast
<b>Deed (BK/PG):</b> 1297 / 43		<b>View:</b> Pinkham Bay
<b>Map &amp; Lot:</b> 9 / 56-7		<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> Beautiful long views down large bay with southeast exposure and 200ft of frontage. Nicely wooded 2.13 acres has elevated building site. Power nearby. MLS #23546 & 1029455		
<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.		