



EVERGREEN REALTY

100 North Main St., Milbridge, ME 04858 TEL 207-546-4462 FAX 207-546-3642
 www.evergreenrealtymaine.com info@evergreenrealtymaine.com

LIST #1123R/C



Property Address: 1617 US Highway 1 Township 7, Gouldsboro		Rooms: 5	Bedrooms: 2	Bath: 1	List Price: \$59,900
Acreage: 1.36A±		Water: Dug Well			
Road/Shore Frontage: 225'± / 00		Sewerage: Private			
Zoning: Residential / Commercial		Insulation (Type/Location): Unknown / Unknown			
Taxes: \$408.5	Year: 2009	Heat: BBHW / Oil			
Deed (BK/PG): 4911 / 252		Electric Service: 100 Amps			
Map & Lot: HA003 / Plan 2 Lot 16		Hot Water: Off Furnace			
Survey (Yes/No): No	Year:	Storms/Screens: Some / Some			
Year Built: 1947±		Year New Roof Shingles: 2007			
Style: Cottage		Siding: Shingle / T-111			
Square Footage: 1000'±		Fireplace/Woodstove HU: 0 / 0			
1st Floor: Kitchen, Living Room, Bedroom, Laundry Room, Sun Room, Full Bath					
2nd Floor: Bedroom					
Outbuildings: 2500+ sf Commercial Building					
Basement: Full Concrete					
Porch/Deck: No / No					
Personality Conveying: Range, Refrigerator, Washer, Dryer					
Remarks: Home & Business Opportunity: Two bedroom home and large commercial building on 1.36 acres is located on Route 1, Gouldsboro vicinity. High exposure area makes this property the prime location to start your new business; anything from a gallery to a garage. (Commercial building needs some TLC). Only a few miles to boat landing and ocean. MLS#23835					
Directions: Rt 1 Gouldsboro, Township 7					
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.					