



EVERGREEN REALTY

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LIST #: 1133LW



Property Address: Mogador Road Steuben, Maine		List Price: \$480,000
Acreage: 10A±		Utilities: 900'±
Road Frontage: Gravel R-O-W		Zoning: Shoreland
Shore Frontage: 1800'±		Easements: None Known
Taxes: \$5189.73	Year: 2009	Exposure: All
Deed (BK/PG): 2999/ 108, part of		View: Ocean
Map & Lot: 4 / 6, Part of		Timber: Some Hardwood, Some Evergreen
Survey (Yes/No): Yes	Year:	Soil Test: Satisfactory w/Septic Design
Subdivision (Yes/No): No		Restrictions: None Known
Remarks: Enjoy the salty air as you watch the lobster boats go by from this beautiful private 10 acre waterfront parcel edged with approximately 1800' of meandering granite ledge, includes a small peninsula, tidal cove & marsh area abundant with water fowl. Nicely cleared building site, soils test complete with septic design, and driveway is in. For boat lovers, moor your own vessel just off shore. MLS #24097		
Directions : Route 1 Steuben to Dyer Bay Rd, 2.3 miles to Mogador Rd, 2.9 mi to property on left.		
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.		