



EVERGREEN REALTY

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LIST #1142R



Property Address: 553 Tibbettstown Road Columbia Falls, Maine		Rooms: 7	Bedrooms: 3	Bath: 1 3/4	List Price: \$199,000
Acreage: 94A±		Water: Spring			
Road/Shore Frontage: 800'± / 00		Sewerage: Private			
Zoning: None Known		Insulation (Type/Location): Fiberglass / Full			
Taxes: \$932.14	Year: 2009	Heat: FHA / Oil / Wood Pellet Stove			
Deed (BK/PG): 1547 / 291		Electric Service: 100 Amps			
Map & Lot: 5 / 30		Hot Water: Gas On Demand			
Survey (Yes/No): No	Year:	Storms/Screens: Yes / Yes			
Year Built: 1915±		Year New Roof Shingles: 2009			
Style: Federal		Siding: Weathered Shingle			
Square Footage: 1600'±		Fireplace/Woodstove HU: 0 / 0			
1st Floor: Kitchen, Dining Room, Living Room, Mud Room, Full & 3/4 Bath					
2nd Floor: 3 Bedrooms					
Outbuildings: 2 Story Barn					
Basement: Partial Stone					
Porch/Deck: No / No					
Personality Conveying: Range, Refrigerator, Washer, Dryer					
Remarks: This restored, tastefully decorated 2-story, 3BR farmhouse sits on open fields, great for farming and farm animals. The kitchen has ample counter space & cabinets, & a wood pellet stove to keep you warm. Adjoining the kitchen is a bright cheerful room that could serve as a dining area or family room; additionally there is a formal LR, laundry room & 2 full baths on the 1st floor. In addition to all of this, there is a 2 story barn and 85A of woods that have future harvesting value, a total of approx 94A. MLS#24306					
Directions: Rt 1 Col Falls to Tibbettstown Rd, 2.3 mi 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.					