



# EVERGREEN REALTY

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LIST #1142R



|   |                   |  |                       |                       |                                 |
|---|-------------------|--|-----------------------|-----------------------|---------------------------------|
| <b>Property Address:</b><br>553 Tibbettstown Road Columbia Falls, Maine   |                   | <b>Rooms:</b><br>7                                   | <b>Bedrooms:</b><br>3 | <b>Bath:</b><br>1 3/4 | <b>List Price:</b><br>\$190,000 |
| <b>Acreage:</b> 94A±  |                   | <b>Water:</b> Spring                                 |                       |                       |                                 |
| <b>Road/Shore Frontage:</b> 800'± / 00  |                   | <b>Sewerage:</b> Private                             |                       |                       |                                 |
| <b>Zoning:</b> None Known   |                   | <b>Insulation (Type/Location):</b> Fiberglass / Full |                       |                       |                                 |
| <b>Taxes:</b> \$1125.79   | <b>Year:</b> 2010 | <b>Heat:</b> FHA / Oil / Wood Pellet Stove           |                       |                       |                                 |
| <b>Deed (BK/PG):</b> 1547 / 291   |                   | <b>Electric Service:</b> 100 Amps                    |                       |                       |                                 |
| <b>Map &amp; Lot:</b> 5 / 30  |                   | <b>Hot Water:</b> Gas On Demand                      |                       |                       |                                 |
| <b>Survey (Yes/No):</b> No  | <b>Year:</b>      | <b>Storms/Screens:</b> Yes / Yes                     |                       |                       |                                 |
| <b>Year Built:</b> 1915±  |                   | <b>Year New Roof Shingles:</b> 2009                  |                       |                       |                                 |
| <b>Style:</b> Federal   |                   | <b>Siding:</b> Weathered Shingle                     |                       |                       |                                 |
| <b>Square Footage:</b> 1600'±   |                   | <b>Fireplace/Woodstove HU:</b> 0 / 0                 |                       |                       |                                 |
| <b>1<sup>st</sup> Floor:</b> Kitchen, Dining Room, Living Room, Mud Room, Full & 3/4 Bath   |                   |  |                       |                       |                                 |
| <b>2<sup>nd</sup> Floor:</b> 3 Bedrooms   |                   |  |                       |                       |                                 |
| <b>Outbuildings:</b> 2 Story Barn   |                   |  |                       |                       |                                 |
| <b>Basement:</b> Partial Stone  |                   |  |                       |                       |                                 |
| <b>Porch/Deck:</b> No / No  |                   |  |                       |                       |                                 |
| <b>Personality Conveying:</b> Range, Refrigerator, Washer, Dryer  |                   |  |                       |                       |                                 |
| <b>Remarks:</b> 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#1028253 |                   |  |                       |                       |                                 |
| <b>Directions:</b> 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.   |                   |  |                       |                       |                                 |