



EVERGREEN REALTY

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LIST #1145R



Property Address: 53 School St Cherryfield, Maine		Rooms: 7	Bedrooms: 3	Bath: 1	List Price: \$99,500
Acreage: .94 A±		Water: Drilled Well			
Road/Shore Frontage: 348'± / 00		Sewerage: Private			
Zoning: Mixed Use District		Insulation (Type/Location): Unknown / Unknown			
Taxes: \$1505.62	Year: 2009	Heat: FHA / Oil / Gas			
Deed (BK/PG): 3477 / 41		Electric Service: 100Amp			
Map & Lot: U5 / 31		Hot Water: Electric			
Survey (Yes/No):	Year:	Storms/Screens: Yes / Yes			
Year Built: 1900±		Year New Roof Shingles: 09 on Main House Back: Unk			
Style: / Cape		Siding: Vinyl			
Square Footage: 1600'±		Fireplace/Woodstove HU: 0 / 1			
1st Floor: Kitchen, Dining Room, Living Room, Laundry/Mud Room, Den, Full Bath					
2nd Floor: 3 Bedrooms					
Outbuildings: Attached Open-Ended Breezeway to a 2-Car Garage					
Basement: Full Concrete & Granite					
Porch/Deck: No / Yes					
Personality Conveying: Range, Refrigerator, Washer, Dryer					
Remarks: Sitting on a spacious corner lot is this well maintained cape with open breezeway and attached 2 car garage. Kitchen is supplied with ample hand crafted birch cabinets & plenty of counter space. Formal dining room just off the kitchen flows in to the living room, bright with sunlight from the southern exposure. Den/office, full bath & mud/utility room complete the 1st floor. Lovely open staircase leads to functional landing and 3BRs, two with built-in drawers. Full basement w/workbench, and nice back deck complete this fine home. Just a short walk to the famous Narraguagus River, Historical Society, bandstand & country store. MLS#24384					
Directions: Rt 1 Cherryfield to Rt 182, take right on school St, house 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.					