



EVERGREEN REALTY

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LIST #1151R



Property Address: 345 Epping Road Columbia, Maine		Rooms: 7	Bedrooms: 4	Bath: 1, 3/4	List Price: \$269,000
Acreage: 29A±		Water: Drilled Well			
Road/Shore Frontage: 900'± / 00		Sewerage: Private			
Zoning: None Known		Insulation (Type/Location): Fiberglass / Full			
Taxes: \$2341.17	Year: 2009	Heat: BBHW / Oil			
Deed (BK/PG): 3489 / 157		Electric Service: 200 Amp			
Map & Lot: 12 / 2		Hot Water: Off Furnace			
Survey (Yes/No): No	Year:	Storms/Screens: Yes / Yes			
Year Built: 2003 ±		Year New Roof Shingles: 2003			
Style: Saltbox		Siding: Clapboard			
Square Footage: 2100'±		Fireplace/Woodstove HU: 0 / 0			
1st Floor: Kitchen, Living Room, Dining Room, 1 Bedroom, 3/4 Bath w/Laundry Area					
2nd Floor: 3 Bedrooms, Full Bath					
Outbuildings: Utility Shed					
Basement: Full Concrete					
Porch/Deck: Front Porch / Wrap-around Back Deck					
Personality Conveying: Range, Refrigerator, Dishwasher					
<p>Remarks: This custom built 2003 Saltbox with 4BR & 2 baths sets well off the road and is surrounded by 29A of fields, woods & some blueberry ground. Nicely designed kitchen w/built-ins, stainless steel appliances, hickory cabinets, center island and oak floors. Oak flooring extends through the formal dining room, foyer & hallway, with pergo flooring in the living room & carpeting in the downstairs bedroom. Downstairs bath has 4' shower and washer & dryer hookups, 2nd floor has 3 add'l bedrooms and full bath with double sinks. Full concrete basement, 200 AMP electrical service also hard wired for generator use in case of power failure; separate mobile home lot also included in the wonderful property. MLS#24649</p>					
Directions: Rt 1 Columbia to Epping Rd, 1.8 miles on left.					