



EVERGREEN REALTY

100 North Main St., Milbridge, ME 04858 TEL 207-546-4462 FAX 207-546-3642
 www.evergreenrealtymaine.com info@evergreenrealtymaine.com

LIST #1152RW



Property Address: 106 Sunset Bay Steuben, Maine		Rooms: 8	Bedrooms: 4	Bath: 2.5	List Price: \$399,900
Acreage: 2.07A±		Water: Drilled Well			
Road/Shore Frontage: 221.42'± / 209'		Sewerage: Private			
Zoning: Shoreland		Insulation (Type/Location): Fiberglass / Full			
Taxes: \$6494.00	Year: 2010	Heat: BBHW / Oil, Wood			
Deed (BK/PG): 3063/ 160		Electric Service: 100Amps.			
Map & Lot: 28 / 8-8		Hot Water: Off Furnace			
Survey (Yes/No): Yes	Year: 2000	Storms/Screens: No / Yes			
Year Built: 2002±		Year New Roof Shingles: 2002			
Style: Colonial		Siding: Vinyl			
Square Footage: 3000'±		Fireplace/Woodstove HU: 1 / 0			
1st Floor: Kitchen, Dining Room, Den/Bedroom, Family Room and ½ Bath					
2nd Floor: 4 Bedrooms, 2 Full Baths					
Outbuildings: Attached 2-Car Garage					
Basement: Full Concrete Walk-Out Basement					
Porch/Deck: 1600sqft Deck					
Personality Conveying: Range, Refrigerator, Washer, Dryer, Microwave and Dishwasher					
Remarks: Oceanfront colonial with over 200' shoreline on Pinkham Bay. This lovely 4BR home features a formal LR w/fireplace & cathedral ceiling with double doors leading to the nearly 1600sf waterside deck. The kitchen has ample counter space, oak cabinets, center island & breakfast area w/direct access to deck. First floor also has a formal DR, fam. room, office/BR half bath and 2-story open front foyer. The 2 nd floor features the MBR w/walk-in closet, and master bath w/separate tub & shower; 3 additional BR's and another full bath. This lovely property is complete w/attached 2-car garage & full daylight basement; don't forget those beautiful sunsets over the water. The beauty and privacy of the area is insured by protective covenants. MLS #1026906					
Directions: Route 1 Steuben to Pigeon Hill Rd, 3.1mi to Shady Ln.,3 mi to Sunset Bay, ½ mi to house.					
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.					