



# EVERGREEN REALTY

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

LIST #1155RW



<b>Property Address:</b> 8 Point Peace Rd. Milbridge, Maine		<b>Rooms:</b> 5	<b>Bedrooms:</b> 2	<b>Bath:</b> 2	<b>List Price:</b> \$235,000
<b>Acreage:</b> .45A±		<b>Water:</b> Drilled Well			
<b>Road/Shore Frontage:</b> 50'± / 183±		<b>Sewerage:</b> Private			
<b>Zoning:</b> Shoreland		<b>Insulation (Type/Location):</b> Fiberglass / Full			
<b>Taxes:</b> \$1981.92	<b>Year:</b> 2010	<b>Heat:</b> Wood, Gas			
<b>Deed (BK/PG):</b> 3042 / 337		<b>Electric Service:</b> 200 Amps			
<b>Map &amp; Lot:</b> 12 / 1-4		<b>Hot Water:</b> Electric			
<b>Survey (Yes/No):</b> No	<b>Year:</b>	<b>Storms/Screens:</b> No / Yes			
<b>Year Built:</b> 2008±		<b>Year New Roof Shingles:</b> 2008			
<b>Style:</b> Contemporary		<b>Siding:</b> Shingle			
<b>Square Footage:</b> 1600'±		<b>Fireplace/Woodstove HU:</b> 0 / 1			
<b>1<sup>st</sup> Floor:</b> Bedroom, Family Room, 3/4 Bath					
<b>2<sup>nd</sup> Floor:</b> Kitchen, Living Room, 1 Bedroom, 3/4 Bath					
<b>Outbuildings:</b> Utility Shed					
<b>Basement:</b> Crawl Space on Slab					
<b>Porch/Deck:</b> Side / Front Deck					
<b>Personality Conveying:</b> Range, Refrigerator, Washer, Dryer, Microwave, Dishwasher, Woodstove					
<b>Remarks:</b> New 2 bedroom contemporary style home on 183' of water frontage on Flat Bay, with direct access to the water's edge. Red oak floors, tongue-n-grove pine walls & ceiling, hickory cabinets and wonderful water views. Use this comfortable home with 2-3 bedrooms, 2 baths, kitchen, living room, and large family room with woodstove or home is set up to have two totally separate 1 bedroom units. Only a few miles to the coastal village of Milbridge with all its amenities. Bonus: 23' Macgregor sailboat, 9h Evinrude motor & trailer included in sale. <p style="text-align: right;">MLS#24883</p>					
<b>Directions:</b> Rt 1A Milbridge to Back Bay Rd, go 3.6mi, take left on Point Peace, 2 <sup>nd</sup> 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.					