



EVERGREEN REALTY

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

LIST #1161RW



Property Address: 157 Main Street Columbia Falls, Maine	Rooms: 10	Bedrooms: 5	Bath: 2 1/2	List Price: \$90,000
Acreage: 3.5A±	Water: Public			
Road/Shore Frontage: 80'± / 236'±	Sewerage: Private			
Zoning: Residential	Insulation (Type/Location): Fiberglass & Cellulose /Part			
Taxes: \$2046.70	Year: 2010	Heat: Steam / Oil		
Deed (BK/PG): 3130 / 115		Electric Service: 200Amps.		
Map & Lot: 11 / 18&32		Hot Water: Electric		
Survey (Yes/No): Yes	Year: 1979	Storms/Screens: Some / Some		
Year Built: 1820 ±		Year New Roof Shingles: 1996		
Style: Colonial		Siding: Clapboard		
Square Footage: 3200'±		Fireplace/Woodstove HU: 2 / 0		
1st Floor: Kitchen, Pantry, Mud Rm, Dining Rm, Living Rm, Family Rm, Den/Library, ½ Bath				
2nd Floor: 5 Bedrooms, 2 Full Baths				
Outbuildings: Attached 2-Story Shed				
Basement: Full Granite and Stone				
Porch/Deck: Yes / Yes				
Personality Conveying: Range, Refrigerator, Washer, Dryer				
Remarks: Tidal river front 3A lot and 2.5 story colonial on 1/2A in picturesque village presents a unique opportunity. This circa 1820's five bedroom home has original millwork, wood floors & charming architectural features; large eat-in kitchen with adjoining pantry, formal dining room, family room, formal living room with fireplace, library with fireplace and 2.5 baths. Comfortable & spacious living for family & friends or perfect B&B setting; not to mention the 236' of frontage on the Pleasant River ideal for boating, kayaking, fishing & picnicking. MLS #25021 & 1029727				
Directions: Rt 1 Columbia Falls to Main St, follow into town #157 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.				