



# EVERGREEN REALTY

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LIST #1162RW



<b>Property Address:</b> 214 Wyman Road Milbridge, Maine	<b>Rooms:</b> 5	<b>Bedrooms:</b> 3	<b>Bath:</b> 1	<b>List Price:</b> \$225,000
<b>Acreage:</b> 4A±	<b>Water:</b> Drilled Well			
<b>Road/Shore Frontage:</b> 390'± / 385±	<b>Sewerage:</b> Private			
<b>Zoning:</b> Shoreland	<b>Insulation (Type/Location):</b> Unknown / Unknown			
<b>Taxes:</b> \$2048.84 <b>Year:</b> 2010	<b>Heat:</b> BBHW / Oil / Wood			
<b>Deed (BK/PG):</b> 657 / 282; Book 2: 2984 / 73	<b>Electric Service:</b> 100Amps.			
<b>Map &amp; Lot:</b> 11 / 25	<b>Hot Water:</b> Electric			
<b>Survey (Yes/No):</b> Yes <b>Year:</b> 1977	<b>Storms/Screens:</b> Yes / Yes			
<b>Year Built:</b> 1880±	<b>Year New Roof Shingles:</b> 1970±			
<b>Style:</b> NE Farmhouse	<b>Siding:</b> Vinyl			
<b>Square Footage:</b> 937'±	<b>Fireplace/Woodstove HU:</b> 0 / 1			
<b>1<sup>st</sup> Floor:</b> Kitchen, Living Room, Mud Room, 1 Bedroom, Full Bath				
<b>2<sup>nd</sup> Floor:</b> 2 Unfinished Bedrooms				
<b>Outbuildings:</b> Attached Shed				
<b>Basement:</b> Partial Stone				
<b>Porch/Deck:</b> None				
<b>Personality Conveying:</b> Range, Refrigerator, Wood Cook Stove				
<b>Remarks:</b> Beautiful Waterfront parcel on Narraguagus Bay; approximately 4 acres and 400' of pink granite shoreline with open fields to give great water view from charming NE Farmhouse. Home has original kitchen with tin ceiling, old cupboards & wood cook stove; living room with view, downstairs bedroom and full bath; second floor has two unfinished bedrooms or studio area; also has mudroom & attached shed. A Must See! MLS #25071				
<b>Directions:</b> Route 1 Milbridge to Wyman Rd, 1 mi 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.				