



EVERGREEN REALTY

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

LIST #1167RW



Property Address: 232 East Side Road Addison, Maine		Rooms: 5	Bedrooms: 2	Bath: 1, 3/4	List Price: \$300,000
Acreage: 55A±		Water: Drilled Well			
Road/Shore Frontage: 600'± / 1500'		Sewerage: Private			
Zoning: Shoreland		Insulation (Type/Location): Fiberglass / Full			
Taxes: \$1558.41	Year: 2010	Heat: BBHW / Oil / Woodstove			
Deed (BK/PG): 2812/19 & 2989/252		Electric Service: 200Amps.			
Map & Lot: 7 / 34 & 35		Hot Water: Off Furnace / Electric Backup			
Survey (Yes/No): Part	Year: 2005	Storms/Screens: Yes / Yes			
Year Built: 2005±		Year New Roof Shingles: 2005			
Style: Ranch		Siding: Vinyl			
Square Footage: 1500'±		Fireplace/Woodstove HU: 0 / 1			
1st Floor: Kitchen, Dining Room, Living Room, Mud Room, Bedroom, Full Bath					
2nd Floor:					
Outbuildings: Detached 24x30 Two-Story Garage, Utility Shed and Tractor Shed					
Basement: Full Daylight Basement; Family Room, Bedroom, 3/4 Bath					
Porch/Deck: No / Wrap Around Deck					
Personality Conveying: Range, Refrigerator, Washer, Dryer, Dishwasher, Microwave, Woodstove					
Remarks: Pleasant River view & access from this 55± acre, 2 bedroom, 2 bath 2005 ranch. Home and grounds are kept in meticulous condition; nice open floor plan, finished daylight basement and 3 side wrap-around deck, manicured lot with flower gardens and paved driveway, 24x30 gambrel style garage with workshop above, 22x40 three stall tractor garage & utility shed for extra storage. Land includes approx.10 acres of blueberry ground w/4A± in full production, acres of woods and open fields surrounding tidal Knowles Brook.					
MLS #25158					
Directions: Go over Addison bridge to East Side Rd, take left onto McMann Rd (dirt) 1 st house 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.					