



# EVERGREEN REALTY

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LIST #: 1177LW



<b>Property Address:</b> off Point Street, Addison		<b>List Price:</b> \$89,500
<b>Acreage:</b> 39.68A±		<b>Utilities:</b> 1710'±
<b>Road Frontage:</b> 0		<b>Zoning:</b> Shoreland
<b>Shore Frontage:</b> 716'±		<b>Easements:</b> R.O.W.
<b>Taxes:</b> \$455.10	<b>Year:</b> 2010	<b>Exposure:</b> All
<b>Deed (BK/PG):</b> 2982 / 336 Part of		<b>View:</b> Woodland and Pleasant River
<b>Map &amp; Lot:</b> 5 / 2 Part of		<b>Timber:</b> Mixed
<b>Survey (Yes/No):</b> Yes	<b>Year:</b> 1991	<b>Soil Test:</b> None
<b>Subdivision (Yes/No):</b> Yes		<b>Restrictions:</b> Resource Protection
<b>Remarks:</b> PRICE REDUCED: seller says, "make offer." Pleasant River waterfront property, giving direct access to open ocean, this off the grid 39+ acre parcel offers complete privacy & already has a good gravel road in place for access. Some of the land is already cleared for your home or camp, make a nature trail to the river, great for canoeing & kayaking; abundant wildlife on property, good hunting. <span style="float: right;">MLS #25495 &amp; 1028078</span>		
<b>Directions:</b> Rt 1 in Columbia @ 4-corners, turn onto the Addison Road, go 1.7 mi to sharp turn, left .6 mi. Watch for sign.		
<small>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.</small>		