



# EVERGREEN REALTY

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LIST #1182R



<b>Property Address:</b> 627 Kennedy Highway Milbridge, Maine		<b>Rooms:</b> 5	<b>Bedrooms:</b> 2	<b>Bath:</b> 1	<b>List Price:</b> \$97,000
<b>Acreage:</b> 25A±		<b>Water:</b> Drilled Well			
<b>Road/Shore Frontage:</b> 2000'± / 00		<b>Sewerage:</b> Private			
<b>Zoning:</b> Limited Residential		<b>Heat:</b> Gas Monitor & Stove			
<b>Taxes:</b> \$1586.07	<b>Year:</b> 2010	<b>Electric Service:</b> 200 Amps			
<b>Deed (BK/PG):</b> 2683 / 260		<b>Hot Water:</b> Gas			
<b>Map &amp; Lot:</b> 1C / 148		<b>Storms/Screens:</b> No / Some			
<b>Survey (Yes/No):</b> No	<b>Year:</b>	<b>Year New Roof Shingles:</b> 1980			
<b>Year Built:</b> 1980 ±		<b>Siding:</b> Shingle			
<b>Style:</b> Salt Box		<b>Fireplace/Woodstove HU:</b> 0 / 1			
<b>Square Footage:</b> 1500'±					
<b>1<sup>st</sup> Floor:</b> Sitting Room, 2 Bedrooms, Full Bath					
<b>2<sup>nd</sup> Floor:</b>					
<b>Outbuildings:</b> Utility Shed & Other Small Buildings					
<b>Basement:</b> Full Concrete Daylight Basement Finished w/Kitchen, Living Room & Utility Area					
<b>Porch/Deck:</b> No / Yes					
<b>Personality Conveying:</b> Range, Washer & Gas Stove					
<p><b>Remarks:</b> Nestled in the middle of 25As, more or less, is this 2BR salt box style home; large eat-in kit, living room w/hearth &amp; gas “woodstove”, along with utility area are located in the daylight basement, spiral staircase takes you to the main level with 2BRs, full bath w/vaulted ceiling &amp; sitting/office area. Workshop/storage area &amp; other small out buildings are on the property which is set well off the main road for privacy; grounds contain open fields and woods; would make a wonderful property for farm animals &amp; gardens. Only a few miles to town amenities, boat landing &amp; ocean.</p> <p style="text-align: right;">MLS#25586</p>					
<b>Directions:</b> Rt 1A, Milbridge 627 Kennedy Hwy					
<p>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.</p>					