



EVERGREEN REALTY

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LIST #: 1186C



Property Address: 44 South Bay Rd Franklin, Maine		No. Of Units: 1	List Price: \$699,000
Lot Size: 8.7A±		Water: Dug Well, Spring Fed	
Road/Shore Frontage: 300' ± / 0		Sewerage: Private	
Zoning: None Known		Insulation (Type/Location): Fiberglass /Part	
Taxes: \$1888.25	Year: 2010	Heat: FHA / Oil: BBHW / Gas	
Deed (BK/PG): 3437 / 269		Electric Service: 100 Amps.	
Map & Lot: 3/66		Hot Water: Gas	
Survey (Yes/No): No	Year:	Sprinkler: Yes	
Year Built: 1888		Year New Roof Shingles: Late 1970's	
Style: New England Farmhouse		Siding: Vinyl	
Approx. Ext.Dim:		Basement: Full Granite	
Outbuildings: 3 Car Detached Garage			
Parking: Off Street			
Personality Conveying: Complete Furnishings, Supplies and 2 Minivans			
Remarks: Peaceful country setting of approximately 8A and 1888 New England Farmhouse with 2003 addition for residents. This is a fully licensed Level 4 Adult Family Care Home & includes 11 bedrooms, 4 baths, 2 kitchens, living room, office & enclosed sun porch; also has 3-car detached garage. This commercial offering includes List #1185C and is complete with all furnishings, supplies and 2 mini vans; great cash flow & nice real estate.			
MLS# 1027713			
Directions: Call Broker 207-460-4800			
<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>			