



# EVERGREEN REALTY

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

LIST #1190RW



<b>Property Address:</b> 606 Milbridge Road Cherryfield, Maine		<b>Rooms:</b> 6	<b>Bedrooms:</b> 3	<b>Bath:</b> 3Full,1Part'l	<b>List Price:</b> \$189,000
<b>Acreage:</b> 6.9A±		<b>Water:</b> Drilled Well			
<b>Road/Shore Frontage:</b> 448'± / 458'±		<b>Sewerage:</b> Private			
<b>Zoning:</b> Shoreland		<b>Insulation (Type/Location):</b> Fiberglass / Full			
<b>Taxes:</b> \$2550.00	<b>Year:</b> 2010	<b>Heat:</b> FHA / Oil / Electric			
<b>Deed (BK/PG):</b> 2845 / 143		<b>Electric Service:</b> 200Amps.			
<b>Map &amp; Lot:</b> R1-13; 2A-75 & 75A		<b>Hot Water:</b> Electric			
<b>Survey (Yes/No):</b> No	<b>Year:</b>	<b>Storms/Screens:</b> Yes / Yes			
<b>Year Built:</b> 1973±		<b>Year New Roof Shingles:</b> 2001			
<b>Style:</b> Ranch		<b>Siding:</b> Vinyl			
<b>Square Footage:</b> 1750'±		<b>Fireplace/Woodstove HU:</b> 1 / 0			
<b>1<sup>st</sup> Floor:</b> Kitchen w/Dining Area & Fireplace, Living Room, 3 Bedrooms, Laundry Room, 2.5 Baths					
<b>2<sup>nd</sup> Floor:</b>					
<b>Outbuildings:</b> Attached 2-Car Garage					
<b>Basement:</b> Full Cement Basement w/Kitchenette, Full Bath, Storage, Work Area					
<b>Porch/Deck:</b> Yes / No					
<b>Personality Conveying:</b> Range, Refrigerator, Dishwasher					
<b>Remarks:</b> Priced to sell - below appraised value. Spacious 3BR, Ranch home with all new flooring on 6.9A enjoys 448' of Narraguagus River ftg. Lge country kit w/dining area hosts firepl for warm cheerful ambience on cold winter days. Enjoy sunny days from the enclosed sun porch which is accessible from either dining or liv room. Home also incl master bedroom w/private bath, 2 add'l bedrooms w/ample closet space; separate utility area with 1/2 bath & convenient door leading to backyard which meanders to your waters edge property. Att 2-car garage, small kitchenette w/full bath, work space & storage located in full basement. MLS #25807					
<b>Directions:</b> 606 Milbridge Road (Route 1), Cherryfield					
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.					