



EVERGREEN REALTY

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LIST #: 1196LW



Property Address: Campfire & Indian Camp Roads Steuben, Maine		List Price: \$750,000
Acreage: 26.5A±		Utilities: 300'±
Road Frontage: 2326'±		Zoning: Shoreland
Shore Frontage: 2750'±		Easements:
Taxes: \$6500.00	Year: 2010	Exposure: All
Deed (BK/PG): 1297/ 43		View: Waterfront; Pinkham Bay
Map & Lot: 9 / 56:1-12		Timber: Mixed, Many Evergreen
Survey (Yes/No): Yes	Year: 2005	Soil Test: Satisfactory
Subdivision (Yes/No): Yes		Restrictions: Covenants in Deed, No Mobile Homes
Remarks: INVESTMENT OPPORTUNITY; Pinkham Bay View Estates: 12 lot subdivision in its entirety, totaling 26.5 acres with 2,750 feet of waterfront, lots are from 1.14 to 3.48 acres. This tidal bay offers direct access to open ocean, great area to kayak or canoe, natural setting with abundant wildlife; preliminary gravel road in with power nearby. MLS #25934 & 1027165		
Directions: Route 1 Steuben to Dyer Bay Road, go 1 mi, turn left onto dirt road, lot is 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.		