



EVERGREEN REALTY

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

LIST #: 1199LW



Property Address: Tom Leighton Point Rd Milbridge, Maine		List Price: \$89,000
Acreage: 1.5A±		Utilities: Roadside
Road Frontage: 128±		Zoning: Shoreland
Shore Frontage: 152'±		Easements:
Taxes: \$830.87	Year: 2010	Exposure: All
Deed (BK/PG): 2048 / 240		View: Ocean View,
Map & Lot: 13 / 5D		Timber: Many Evergreen, Mixed
Survey (Yes/No): Yes	Year:	Soil Test: Satisfactory
Subdivision (Yes/No): Yes		Restrictions: No Mobile Homes, Covenants in Deed
Remarks: Affordable waterfront lot, nicely wooded with evergreens, birch & maples. Pink granite ledge on shoreline, 1 to 3 feet at low tide, great for kayaking & canoeing, with easy access to open ocean, partial driveway already in and power at roadside. Less than a mile to McClellan Park & Campground, only a few minutes drive to public town landing and Milbridge amenities. MLS #26082		
Directions : Rt 1, Milbridge to Wyman Rd turns to T Leighton Pt, property on right. .8mi after rd turns to dirt.		
<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>		