



# EVERGREEN REALTY

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LIST #1204R



<b>Property Address:</b> 96 North Main Street Milbridge, Maine		<b>Rooms:</b> 5	<b>Bedrooms:</b> 3	<b>Bath:</b> 1	<b>List Price:</b> \$80,000
<b>Acreage:</b> 1.1A±		<b>Water:</b> Public			
<b>Road/Shore Frontage:</b> 31.5' ± / 0' ±		<b>Sewerage:</b> Private			
<b>Zoning:</b> Limited Residential		<b>Heat:</b> BBHW / Oil			
<b>Taxes:</b> \$969.30	<b>Year:</b> 2011	<b>Electric Service:</b> 200Amps.			
<b>Deed (BK/PG):</b> 1630 / 162		<b>Hot Water:</b> Off Furnace			
<b>Map &amp; Lot:</b> 2 / 49B		<b>Storms/Screens:</b> Yes / Yes			
<b>Survey (Yes/No):</b> No	<b>Year:</b>	<b>Year New Roof Shingles:</b> 2000			
<b>Year Built:</b> 1978 ±		<b>Siding:</b> Shingles			
<b>Style:</b> Ranch		<b>Fireplace/Woodstove HU:</b> 0 / 0			
<b>Square Footage:</b> 1008' ±					
<b>1<sup>st</sup> Floor:</b> Eat-In Kitchen, Living Room, 3 Bedrooms, Full Bath					
<b>2<sup>nd</sup> Floor:</b>					
<b>Outbuildings:</b> None					
<b>Basement:</b> Full Concrete					
<b>Porch/Deck:</b> No / No					
<b>Personality Conveying:</b> Refrigerator, Gas Range					
<b>Remarks:</b> Well kept 3 bedroom ranch on the outskirts of town, also within minutes of the Mibridge marina. Kitchen has dining area, spacious living room, 3 bedrooms & full bath; full basement with interior and exterior access; home is set back from the main road and is nicely landscaped with evergreens and lilies. MLS# 1029750 & 26235					
<b>Directions:</b> Rt 1 Milbridge (N Main St) to #96; next door to Evergreen Realty.					
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.					