



EVERGREEN REALTY

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LIST #1205R



Property Address: 44 Poplar Lane Milbridge, Maine		Rooms: 6	Bedrooms: 3	Bath: 1.5	List Price: \$160,000
Acreage: 8.5A±		Water: Drilled Well			
Road/Shore Frontage: 700'± / 0'±		Sewerage: Private			
Zoning: Limited Residential		Heat: BBHW / Oil			
Taxes: \$2562.30	Year: 2011	Electric Service: 100 Amps			
Deed (BK/PG): 1550 / 177		Hot Water: Off Furnace			
Map & Lot: 1C / 174 F& G		Storms/Screens: Yes / Yes			
Survey (Yes/No): No	Year:	Year New Roof Shingles: 1997			
Year Built: 1997'±		Siding: Vinyl			
Style: Contemporary Cape		Fireplace/Woodstove HU: 0 / 0			
Square Footage: 1800'±					
1st Floor: Kitchen–Dining- Living, Full Bath, 2 Bedrooms					
2nd Floor: Loft, Bedroom, ½ Bath, Storage/Office					
Outbuildings: Utility Shed					
Basement: Full Concrete Walk-Out					
Porch/Deck: Covered Front Patio/ Back Wrap Around Deck					
Personality Conveying: Range, Refrigerator, Washer, Dryer					
<p>Remarks: Very private 3BR, 1.5 bath home on beautiful setting, quality construction w/open floor plan for the main living area, cathedral ceiling in living dining area, with loft above kitchen and pantry. Two bedrooms & full bath w/laundry facilities on the 1st floor; loft, 3rd bedroom, half bath and storage/office room complete the 2nd floor. Living rooms, dining area, loft and bedrooms have beautiful wood walls, ceilings & floors; nice walk-in pantry off kitchen, side door to access wrap around deck, with front of house offering a covered patio. Add a 2C garage, utility shed, sm farm pond, fields, trees, and flowers to complete this lovely very private residence.</p> <p style="text-align: right;">MLS# 1032295</p>					
Directions: Rt 1A Milbridge to Poplar Lane					
<p style="text-align: center;">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.</p>					