



EVERGREEN REALTY

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LIST # 996R



Property Address: 539 US Route 1 Steuben		Rooms: 5	Bedrooms: 3	Bath: 1	List Price: \$125,000
Acreage: 1A±		Water: Drilled Well			
Road/Shore Frontage: 208'± / 00		Sewerage: Private			
Zoning: None Known		Insulation (Type/Location): Fiberglass / Full			
Taxes: \$1704.89	Year: 2009	Heat: BBHW/Oil (2003); Woodstove			
Deed (BK/PG): 2732 / 64		Electric Service: 100Amps.			
Map & Lot: 12 / 9B		Hot Water: Off Furnace			
Survey (Yes/No): No	Year:	Storms/Screens: No / Yes			
Year Built: 1987; Addition in 2003		Year New Roof Shingles: 2003 & 2006			
Style: Ranch		Siding: Shingle / Mostly New			
Square Footage: 1200'±		Fireplace/Woodstove HU: No / 1			
1st Floor: Kitchen, Living Room, 3 Bedrooms, Full Bath					
2nd Floor:					
Outbuildings: Utility Shed					
Basement: Full Concrete; 1 Finished & 1 Partially Finished Room, Laundry Rm, 2-Car Drive-Under Garage					
Porch/Deck: Screened-in Front Porch; Open Deck in Back / Yes					
Personality Conveying: Range, Refrigerator, Washer, Dryer & Woodstove					
Remarks: Well maintained 3BR raised ranch, built in 1987 with new addition in 2003. Home offers single level living w/open kitchen & living area, large master bedroom, partially finished basement & 2C drive-under garage; all nicely situated on 1A+. Relax on your screened in front porch or your open deck facing back yard. Just a short distance to stores, boat landing & other local attractions, approx 30 minutes to Ellsworth. MLS #19323					
Directions: # 539 Route 1 in Steuben.					
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.					