

Single Family PUBLIC SYNOPSIS



MLS#: 875823 **Status:** Current **Kickout:** No
 208 Pertville Sedgwick, ME 04676 **List Price:** ↓ \$ 350,000

Directions: Rt 172 from Blue Hill to right on Pertville Road in Sedgwick. Property at end of road on left

Neigh'd/Assoc: **Assoc. Fee /Mo:**

General/Land Information

Style: Contemporary
#Rooms: 5 **#Bedrooms:** 2 **#Baths:** F = 1 3/4 = 1 1/2 = 0
Foundation Sz /-: **Year Built /-:** 2004
 SqFt Fin. Above Grade+/-: 1384 SqFt Fin. Below Grade+/-: 0 SqFt Fin. Total+/-: 1384
 Source of Square Footage: Seller

Color: **Lot Size (Acr) /-:** 6.000 **Road Frontage /-:** 300
Surveyed: Yes **Seasonal:** No **Zone:** Rural
Flood Zone: No **Water Body:** **WF Shared /-:** **WF Owned /-:**
WtrFrnt: No **Amt Wtr Frntge /-:** **WF Shared /-:** **WF Owned /-:**

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1		1	1				
Size:	12x12	12x16	12x16		12x24	12x16				
Cathedral Ceil:	Yes		Skylight: Yes		Fireplace: 0		Wood Stove: Yes		Wood Stove HU: Yes	
Appliances: Dishwasher, Washer, Dryer, Microwave, Range-Electric, Refrigerator										

Remarks

Custom home nestled between blueberry fields and old growth forest with distant views of Blue Hill Bay and Cadillac Mtn. Energy efficient first floor living space w/ accessible design and abundant natural light. Additional 44A woodlot & cottage available.

Property Features - NOTE: Check Detail Reports for complete list of features.

<p>Site: Agriculture, Harvestable Crops, Level, Open, Pasture/Field, Scenic View Driveway: Gravel Parking: On Site Location: Rural Uses: Development Potential, Mobile Homes Allowed, Residential, Timberland Restrictions: Other Restrictions Recreational Water: Water View, Nearby Roads: Dead End, Gravel/Dirt Road, Public Transportation: Electric: Circuit Breakers Gas: Bottled Sewer: Private, Septic Existing On Site Water: Private, Well Existing On Site Construction: Wood Frame</p>	<p>Basement Info: Full, Bulkhead, Sump Pump, Unfinished Foundation Mtrls: Poured Concrete Exterior: Shingle Roof: Composition, Pitched, Shingle Heat System: Other Heat System, Hot Water, Multi-Zones, Radiant Heat Fuel: Electric, Wood Water Heater: Electric, Off Heating System Cooling: No Cooling Floors: Tile/Brick, Wood Vehicle Storage: No Vehicle Storage, Off Street Parking Amenities: 1ST Floor Bedroom, Deck, Laundry-1st Floor, Master Bedroom w/Bath, O Accessibility Amenities: 36 Inch+ Doors, Level Entry, Other Bath Modifications Equipment: Generator</p>
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Tax/Deed/Community Information

Book/Page/Partial: 4123/234/ **Map/Block/Lot:** 5/64/A **Tax Amount/Yr:** \$ 3,508 / (2007)
Tax Reduction: Yes **School:**

Off Market Information

Information Provided by: George MacLeod 006238 GBM

Office: The Christopher Group, LLC 2494 **Office:** 207-497-3008
Agent Phone: 207-469-7006 **Agent Cell:** 207-944-8771
Email: gmacleod@mainerealestatebrokerag **Virtual Tour:** <http://www.visualtour.com/shownp.asp?sk=13&t=1429338>

LAGini: GBM **List Office:** The Christopher Group, LLC



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