

**Single Family PUBLIC SYNOPSIS**



**MLS#:** 875823      **Status:** Current  
 208 Pertville, Sedgwick, ME 04676      Kickout: No  
**List Price:** \$ 425,000  
**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) /-:** 10.000      **Road Frontage /-:** 300  
**Surveyed:** Yes      **Seasonal:** No      **Zone:** Rural  
**Water Body:**  
**WtrFrt:** No      **Amt Wtr Frntge /-:**      **WF Shared /-:**      **WF Owned /-:**

**Interior Information**

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
<b>Level:</b>	1	1	1		1	1				
<b>Size:</b>	12x12	12x16	12x16		12x24	12x16				
<b>Cathedral Ceil:</b>	Yes									
<b>Skylight:</b>		Yes								
<b>Fireplace:</b>				0						
<b>Wood Stove:</b>							Yes			
<b>Wood Stove HU:</b>									Yes	

**Appliances:** Dishwasher, Washer, Dryer, Microwave, Range-Electric, Refrigerator

**Remarks**

Custom home and guest cottage 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. Abuts conservation land.

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

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

**Tax/Deed/Community Information**

**Book/Page/Partial:** 4123/234/      **Map/Block/Lot:** 5/64/A      **Tax Amount/Yr:** \$ 3,007 / (2008)  
**Tax Reduction:** Yes      **School:**

**Off Market Information**

**Information Provided by: George MacLeod 006238 GBM**

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**Email:** [gmacleod@mainerealestatebrokerag](mailto: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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