

**Single Family PUBLIC SYNOPSIS**



**MLS#:** 935495 **Status:** Current  
 481 Leaches Point Road, Orland, ME 04472  
**Kickout:** No  
**List Price:** \$ 399,000  
**Directions:** From Rt 1 Bucksport east to right on Gross Pt Rd at Tru Value. Follow 2 m to end, go right on Leaches Point Rd. Property on right. Sign up  
**Neigh'd/Assoc:** **Assoc. Fee /Mo:**

**General/Land Information**

**Style:** Victorian  
**#Rooms:** 7 **#Bedrooms:** 3 **#Baths:** F = 1 3/4 = 1 1/2 = 1  
**Foundation Sz /-:** **Year Built /-:** 1993  
 SqFt Fin. Above Grade+/-: 1954 SqFt Fin. Below Grade+/-: 0 SqFt Fin. Total+/-: 1954  
 Source of Square Footage: Public Record  
**Color:** **Lot Size (Acr) /-:** 9.750 **Road Frontage /-:** 800  
**Surveyed:** Yes **Seasonal:** No **Zone:** shoreland  
**Flood Zone:** No **Water Body:** Penobscot, River  
**WtrFrnt:** Yes **Amt Wtr Frntge /-:** 740 **WF Shared /-:** 0 **WF Owned /-:** 740

**Interior Information**

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
<b>Level:</b>	1	1	1		2	2	2			1

**Size:**  
**Cathedral Ceil:** No **Skylight:** No **Fireplace:** 0 **Wood Stove:** Yes **Wood Stove HU:** No  
**Appliances:** Dishwasher, Dryer, Microwave, Range-Gas, Refrigerator, Washer

**Remarks**

Beautiful Penobscot River frontage with 3-bed energy efficient home and heated workshop building. Attractive owner-designed home with classic lines and large sunroom overlooking the river. Additional property and frontage available

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

<b>Site:</b> Open, Level, Pasture/Field, Rolling/Sloping, Scenic View, Wooded	<b>Basement Info:</b> Full, Unfinished, Walk-Out
<b>Driveway:</b> Gravel	<b>Foundation Mtrls:</b> Poured Concrete
<b>Parking:</b> 1-10 Spaces, On Site	<b>Exterior:</b> Clapboard
<b>Location:</b> Near Country Club, Near Shopping, Neighborhood, Suburban	<b>Roof:</b> Shingle, Composition, Pitched
<b>Uses:</b> Development Potential, Mixed Use, Mobile Homes Allowed, Recreational, Residential	<b>Heat System:</b> Hot Air, Hot Water, Stove
<b>Restrictions:</b>	<b>Heat Fuel:</b> Gas-Bottled
<b>Recreational Water:</b> Deeded, Waterfront Tidal, River/Brook/Stream, Water View	<b>Water Heater:</b> Gas
<b>Roads:</b> Paved, Public	<b>Cooling:</b> No Cooling
<b>Transportation:</b>	<b>Floors:</b> Tile/Brick, Wood
<b>Electric:</b> Circuit Breakers	<b>Vehicle Storage:</b> Off Street Parking
<b>Gas:</b> Bottled	<b>Amenities:</b> Out Building, Pantry, Porch, Other Amenities
<b>Sewer:</b> Septic Existing On Site	<b>Accessibility Amenities:</b>
<b>Water:</b> Well Existing On Site	<b>Equipment:</b> Central Vacuum
<b>Construction:</b> Wood Frame	

**Tax/Deed/Community Information**

**Book/Page/Partial:** 1386/139/ **Map/Block/Lot:** 5/6 **Tax Amount/Yr:** \$ 2,843 / (2008)  
**Tax Reduction:** **School:**

**Off Market Information**

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

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



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