Single Family AGENT SYNOPSIS

MLS#: 876852 **Status:** Current Kickout: No

177 Ackley Road Cutler, ME 04626

List Price: $ 798,000

Original Price: $ 798,000

List Date: 12/14/07

Directions: from East Machias Take Cutler Rd to Ackley Rd, follow Ackley Rd to 177

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

General/Land Information

Style: Victorian **#Rooms:**10 **#Bedrooms:** 4 **#Baths:** F = 1 3/4 = 1 1/2 = 0

Foundation Sz +/-: SqFt Finished Above Grade+/-: 1,600 SqFt Finished Below Grade+/-: 400 SqFt Finished Total +/-: 2,000

Source of Square Footage: Seller

Year Built+/-:	2004	**Color:**		**Lot Size (Acr)+/-:**	11.000	**Road Frontage+/-:**	
Surveyed:	Yes	**Seasonal:**	No	**Zone:**	shoreland		
Flood Zone:	No	**Water Body:**	Holmes, Bay				
WtrFrt:	Yes	**Amt Wtr Frntge+/-:**	450	**WF Shared+/-:**	0	**WF Owned+/-:**	450

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1		1	2	2	B	B		
Size:										

Cathedral Ceil: No **Skylight:** No **Fireplace:** 0 **Wood Stove:** No **Wood Stove HU:** No

Appliances:

Remarks

Beautifully built custom victorian w/extra craftsman touches throughout. Private but near amenities. Great sand beach, sunset views, access to open ocean. Garage could be finished as guest quarters, House has finished 3rdfloor for extra guests. A jewel.

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

Site: Rolling/Sloping, Scenic View, Wooded

Driveway: Gravel

Parking:

Location: Near Shopping, Rural

Uses: Recreational, Residential

Restrictions: Other Restrictions

Rec. Water: Beach Rights, Waterfront Tidal, Water View

Roads: Gravel/Dirt Road

Transportation:

Electric: Circuit Breakers, 220 Volts, 110 Volts

Gas: No Gas

Sewer: Private

Water: Private

Construction: Wood Frame

Basement Info: Full, Daylight

Foundation Mtrls: Poured Concrete

Exterior: Vinyl Siding

Roof: Composition

Heat System: Baseboard, Hot Water

Heat Fuel: Oil

Water Heater: Off Heating System

Cooling: No Cooling

Floors: Wood

Veh. Storage: 2 Cars, Detached

Amenities: Porch

Access. Amenities:

Equipment:

Tax/Deed/Community Information

Book/Page/Partial: 2823/263/ **Map/Block/Lot:** 9/18/1 **Tax Amount/Yr:** $ 3,500 / (2006)

Tax Reduction: No **School:**

Off Market Information

DOM: 36 Expiration Date: 12/14/08

Listing Contact Information

List Office: The Chrisopher Group, LLC, 2495 **Office:** 207-598-7799

List Agent: Daniel Martinson DWM 007566 **Agent:** 207-497-3008

Email: dmartinson@mainerealestatebrokerage.com **Cell:** 207-598-7799

Show Intr: Call Listing Broker **SAF/BAF/TBF:** / 3.00% // 3.000%

Virtual Tour:

Internal Rmks /Conting Property has been used a seasonal rental. Could generate in excess of $15,000 per season.

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