

Single Family AGENT SYNOPSIS



MLS#: 878366 **Status:** Current
 221 Lake Road Robbinston, ME 04671

Kickout: No
List Price: ↓ \$ 599,000
Original Price: \$ 750
List Date: 01/30/08

Directions: From RT 1 take Lake Rd about 2 miles. Property on right. Sign up

Neigh'd/Assoc:

Assoc. Fee /Mo:

General/Land Information

Style: Colonial **#Rooms:** 10 **#Bedrooms:** 4 **#Baths**F = 1 3/4 = 1 1/2 = 1
Foundation Sz +/-: SqFt Fin. Above Grade+/-: 3650 SqFt Fin. Below Grade+/-: 0 SqFt Finished Total+/-: 3650
 Source of Square Footage: Seller
Year Built+/-: 2006 **Color:** **Lot Size (Acr)+/-:** 70.000 **Road Frontage+/-:** 900
Surveyed: No **Seasonal:** No **Zone:** shore
Flood Zone: No **Water Body:** Boyden Lake, Lake
WtrFrt: Yes **Amt Wtr Frntge+/-:** 900 **WF Shared+/-:** 0 **WF Owned+/-:** 900

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	5BR	OT
Level:	1	1	1	2	2	2	3+	3+		1
Size:	15x16	15x15	24x30	24x24						16x16
Cathedral Ceil:	Yes		Skylight:	Fireplace: 2		Wood Stove: No		Wood Stove HU: No		
Appliances: Dishwasher, Microwave, Range-Gas, Refrigerator, Dryer, Washer										

Remarks

Estate size lakefront property includes new colonial w/ell and attached carriage house, 900' on pristine Boyden Lake and 70 acres of accessible fields and woods with more land and frontage available

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

Site: Agriculture, Pasture/Field, Open, Rolling/Sloping, Scenic View, Wooded
Construction: Wood Frame
Driveway: Gravel **Basement Info:** Partial, Bulkhead, Unfinished
Parking: On Site **Foundation Mtrls:** Poured Concrete
Location: Rural **Exterior:** Clapboard
Uses: Development Potential, Mobile Homes Allowed, Recreational, Resider
Roof: Composition, Pitched, Shingle
Restrictions: **Heat System:** Baseboard, Hot Water, Multi-Zones
Rec. Water: Deeded, River/Brook/Stream, Waterfront Deep, Water View **Heat Fuel:** Oil, Wood
Roads: Public, Paved **Water Heater:** Off Heating System
Transportation: **Cooling:** No Cooling **Equipment:**
Electric: 110 Volts, Circuit Breakers **Floors:** Wood, Partially Carpeted, Tile/Brick
Gas: Bottled **Veh. Storage:** Off Street Parking
Sewer: Septic Existing On Site **Amenities:** Deck, Laundry-1st Floor, Out Building, Porch
Water: Well Existing On Site **Access. Amenities:**

Tax/Deed/Community Information

Book/Page/Partial: 3185/308/ **Map/Block/Lot:** 10/38 **Tax Amount/Yr:** \$ 1,508 / (2007)
Tax Reduction: **School:**

Off Market Information

DOM: 366 Expiration Date: 02/02/10

Listing Contact Information

List Office: The Christopher Group, LLC 2494 **Office:** 207-497-3008
List Agent: George MacLeod 006238 **Email:** gmacleod@mainerealestatebrokerage.com **LAgt Ph:** 207-469-7006
CoList Agt: **CoL Agt Ph:** **LAgt Cell:** 207-944-8771
CoList Emal: **CoL Cell:**

Show Intr: Call Listing Broker, Listing Agent Must Accompany, Notice Required **SAF/BAF/TBF:** / 2.40% /
Virtual Tour: <http://www.visualtour.com/shownp.asp?sk=13&t=1489914>

Internal Rmks /Conting

Information Printed by: George MacLeod 006238 GBM

Printed: 02/02/09



The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright 2009 MREIS, Inc.

