

### Land - PUBLIC SYNOPSIS



**MLS#:** 928510      **Status:** Current      **Kickout:** No  
**000 South Ocean Road, Machiasport, ME 04655**      **List Price:** \$ 299,000

**Directions:** From Machiasport south on Machias Rd to Starboard then west on Starboard Rd to intersection Ocean Rd. Left then 5th driveway on right. Sign up

**Dockominium:** N      **Assoc. Fee /Mo:**  
**Neigh'd/Assoc:** y

#### General/Land Information

**Lot Size (Acr)+/-:** 36.000      **Road Frontage+/-:** 300      **Surveyed/Seasonal:** Yes/No  
**Amt Wtr Frntge+/-:** 309      **Water Body:** Atlantic Ocean, Ocean      **Zoning:** shoreland  
**WF Owned/Shared+/-:** 309/ 0      **WtrFrt:** Yes

#### Remarks

Deepwater oceanfront lot with stunning views of Little Kennebec Bay, immediate access to open ocean, year round road. Driveway, power, and well are in, soil test for septic done. This 2.5 acre has very private setting and includes bonus 33 acre woodlot!

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

**Site:** Open, Level, Scenic View, Rolling/Sloping, Wooded

**Driveway:** Gravel

**Parking:**

**Location:** Interior Lot, Rural, Subdivision

**Uses:** Residential, Timberland, Recreational

**Restrictions:** Other Restrictions

**Rec. Water:** Deeded, Waterfront Deep, Water View

**Roads:** Association, Dead End, Gravel/Dirt Road

**Transportation:**

**Electric:** On Site

**Gas:** No Gas

**Sewer:** Soil Test Available

**Water:** Well Existing On Site

#### Tax/Deed/Community Information

**Book/Page/Partial:** 2307/241/      **Map/Block/Lot:** 12/79-1      **Tax Amount/Yr:** \$ 3,300 / (2009)

**Tax Reduction:**      **School:**

#### Off Market Information

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

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**Virtual Tour:** <http://www.visualtour.com/sh>

**LAini:** GBM

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