

### Land - PUBLIC SYNOPSIS



**MLS#:** 913998      **Status:** Current      **Kickout:** No  
**473 Leaches Point Road Orland, ME 04472**      **List Price:** \$ 129,000

**Directions:** Follow Gross Point Road from US RT at True Value Hardware to right on Leaches Point Road. Property on right about 1/2 mile.

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

#### General/Land Information

**Lot Size (Acr)+/-:** 4.500      **Road Frontage+/-:**      **Surveyed/Seasonal:** Yes/No  
**Flood Zone:** No      **Water Body:** Penobscot River, River      **Zoning:** shoreland  
**Amt Wtr Frntge+/-:** 366      **WF Owned/Shared+/-:** 366/ 0      **WtrFrft:** Yes

#### Remarks

Privacy without isolation, salt water frontage, and unspoiled views. This wooded lot is improved with level access road and a 24 x 36 utility building that could be converted to residence or guest house. 5 minute drive to Bucksport marina, golf, shopping

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

**Site:** Level, Rolling/Sloping, Scenic View, Wooded  
**Driveway:** Gravel  
**Parking:** On Site  
**Location:** Near Country Club, Near Shopping, Neighborhood, Rural  
**Uses:** Mobile Homes Allowed, Recreational, Residential, Timberland, Development Potential  
**Restrictions:**  
**Rec. Water:** Deeded, Waterfront Tidal, Water View  
**Roads:** Paved, Public  
**Transportation:**  
**Electric:** At Street  
**Gas:** No Gas  
**Sewer:** Septic Needed On Site  
**Water:** Well Needed On Site

#### Tax/Deed/Community Information

**Book/Page/Partial:** 1462/31/      **Map/Block/Lot:** 5/6,6B      **Tax Amount/Yr:** \$ 0 / (2008)  
**Tax Reduction:**      **School:**

#### Off Market Information

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

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



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