

Country Living in the Katahdin Region  
865 Aroostook Highway  
Patten, ME 04780

**\$299,000**  
19.700± Acres  
Aroostook County



**Country Living in the Katahdin Region  
Patten, ME / Aroostook County**

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**SUMMARY**

**Address**

865 Aroostook Highway

**City, State Zip**

Patten, ME 04780

**County**

Aroostook County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

46.148678 / -68.365315

**Taxes (Annually)**

1685

**Dwelling Square Feet**

2043

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

19.700

**Price**

\$299,000

**Property Website**

<https://www.landleader.com/property/country-living-in-the-katahdin-region-arostook-maine/44790/>



**PROPERTY DESCRIPTION**

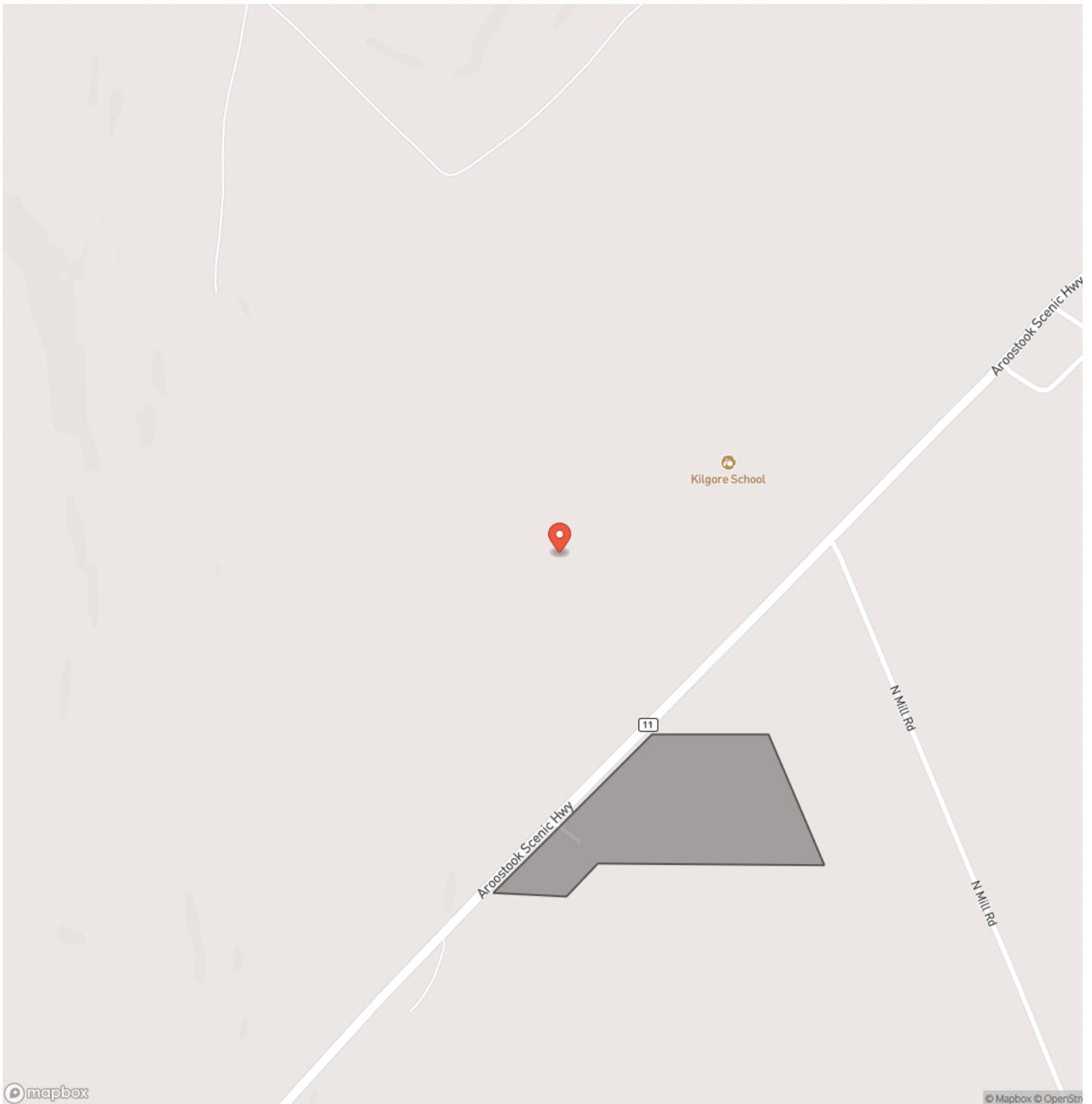
Peaceful country living in the heart of the Katahdin Region can be found in this well-built 2004 home. One level living room with open concept kitchen, dining, living room area, a first level bathroom with laundry and two bedrooms. A beautiful four-season sunroom with propane stove overlooking the back yard where wildlife is often seen. The lower level has a full bath, a finished room, plus more space that could be finished into a family room, office, in law apartment, etc. Laminate flooring, radiant heat, metal roofing, vinyl siding, and vinyl shingles create less maintenance for a living space. The attached two bay garage provides direct entry to the home. Easy commute into the full-service community of Patten and less than a half hour from I-95. If you enjoy privacy, nature, recreational trails for ATVing and snowmobiling, hiking trails, fishing, hunting, or just the joy of living in the country this well cared for home may be just what you are looking for.



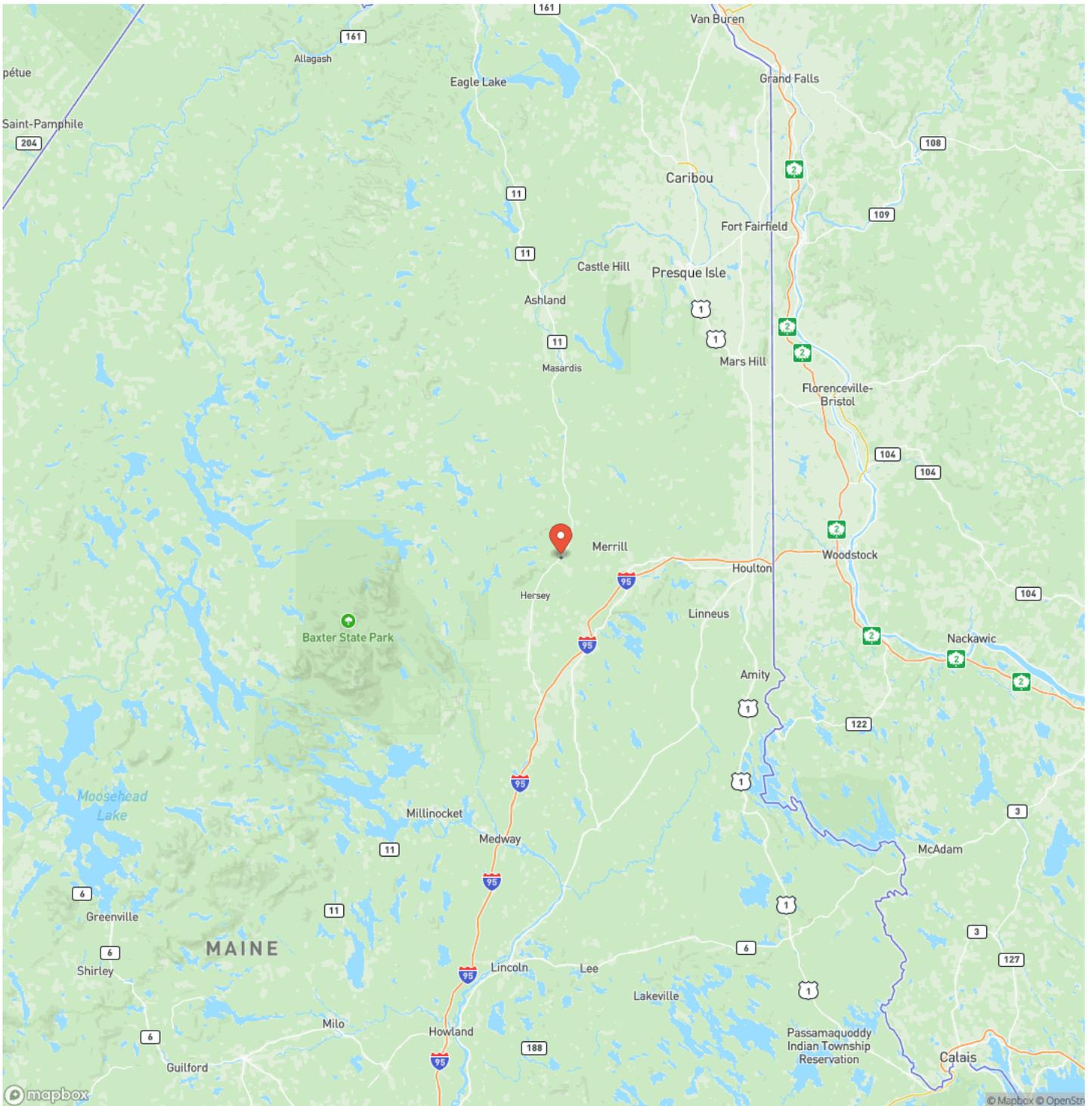
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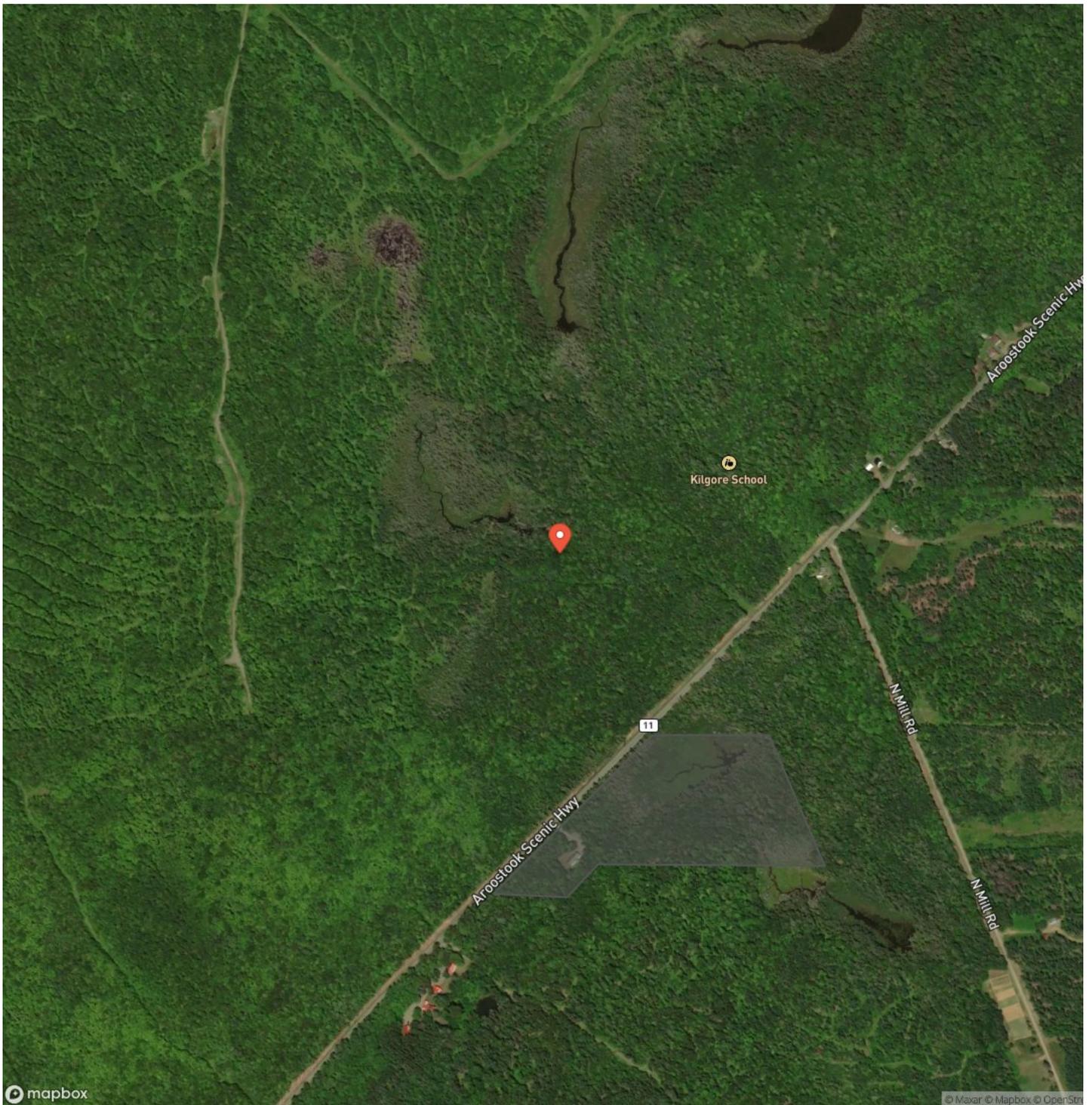
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Maine Outdoor Properties Team at Realty of Maine**

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**MORE INFO ONLINE:**

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