

MLS #: 1556970

County: Washington

Public Detail Report

Association Fee: \$75/ Annually

List Price: \$350,000

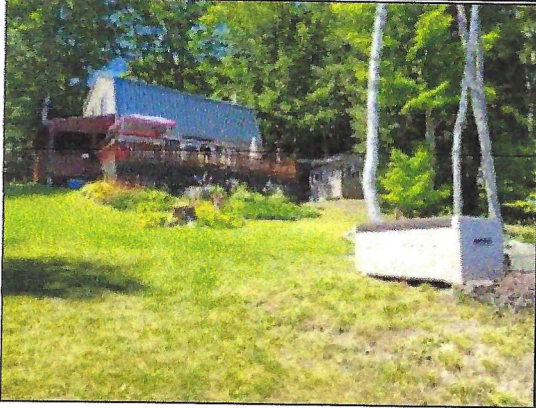
Status: Active

Property Type: Residential

Seasonal: No

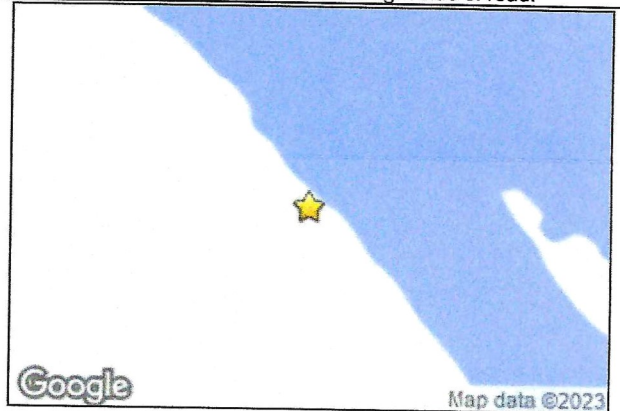
Original List Price: \$350,000

Directions: Take Route One Danforth to Greenland Cove Rd., right on Sandy Beach Rd., go 2 miles, property is located on the left and right side of road.



438 Sandy Beach Road Danforth, ME 04424

List Price: \$350,000 MLS#: 1556970



General Information

| | | | |
|--|----------------------------|-------------------|---------------------------------------|
| Sub-Type: Single Family Residence | Year Built: 1990 | Rooms: 7 | Sqft Fin Abv Grd+/-: 1,176 |
| Style: Camp; Cottage; Gambrel | Fireplaces Total: 0 | Beds: 4 | Sqft Fin Blw Grd+/-: 0 |
| Color: Tan | | Baths: 1/0 | Sqft Fin Total+/-: 1,176 |
| | | | Source of Sqft: Public Records |

Land Information

| | | | |
|----------------------------------|------------------------------|------------------------------------|-----------------------------------|
| Leased Land: No | Waterfront: Yes | Waterfront Amount +/-: 153 | Road Frontage +/-: 144 |
| Lot Size Acres +/-: 1.54 | Src of Wtrfrt: Survey | Waterfront Owned +/-: 153 | Source of Rd Front: Survey |
| Source of Acreage: Survey | Water Views: Yes | Waterfront Shared +/-: 0 | Zoning: Shoreland |
| Surveyed: Yes | | Water Body: East Grand Lake | Zoning Overlay: No |
| | | Water Body Type: Lake | |

Interior Information

| | | |
|----------------------------|----------------------------|--------------------------|
| Full Baths Bsmnt: 0 | Half Baths Bsmnt: 0 | VA Certification: |
| Full Baths Lvl 1: 1 | Half Baths Lvl 1: 0 | |
| Full Baths Lvl 2: 0 | Half Baths Lvl 2: 0 | |
| Full Baths Lvl 3: 0 | Half Baths Lvl 3: 0 | |
| Full Baths Upper: 0 | Half Baths Upper: 0 | |

Appliances: Dryer; Electric Range; Microwave; Refrigerator; Washer

| Room Name | Length | Width | Level | Room Features | Room Name | Length | Width | Level | Room Features |
|-------------|--------|-------|--------|-----------------------------------|------------|--------|-------|-------|---------------|
| Kitchen | | | First | Cathedral Ceiling, Eat-in Kitchen | Other Room | | | First | |
| Living Room | | | First | Heat Stove | | | | | |
| Bedroom 1 | | | First | | | | | | |
| Bedroom 2 | | | Second | | | | | | |
| Bedroom 3 | | | Second | | | | | | |
| Bedroom 4 | | | Second | | | | | | |

Property Features

| | |
|---|---|
| Site: Open; Rolling/Sloping; Wooded | Construction: Wood Frame |
| Driveway: Gravel | Basement Info: Crawl Space; Dirt Floor; Other; Other Description: Cement walls, dirt floor |
| Parking: On Site | Foundation Materials: Pillar/Post/Pier; Poured Concrete |
| Location: Rural | Exterior: Vinyl Siding |
| Rec. Water: Deeded | Roof: Metal |
| Roads: Association; Gravel/Dirt; Private | Heat System: Stove |
| Electric: Circuit Breakers | Heat Fuel: Propane |
| Gas: Bottled | Water Heater: Electric |
| Sewer: Private Sewer; Septic Existing on Site | Cooling: None |
| Water: Lake Drawn | Floors: Laminated; Vinyl; Wood |
| Equipment: Internet Access Available; Satellite Dish | Veh. Storage: No Vehicle Storage |
| Basement Entry: Not Applicable | Garage: No |
| | Amenities: 1st Floor Bedroom; Deck; Furniture Included; Laundry - 1st Floor; Out Building; Porch-Screened; Shower; Storage |
| | View: Scenic |
| | Energy Efficiency: Ceiling Fans |

Tax/Deed Information

| | | |
|---|---------------------------------------|-----------------------------|
| Book/Page/Deed: 2682/254/All | Full Tax Amt/Yr: \$3,678/ 2022 | Map/Block/Lot: 19/13 |
| Deed/Conveyance Type Offered: Quit Claim | | Tax ID: 001600176 |
| Deed Restrictions: Unknown | | |

Remarks

Remarks: Nestled along the shore of legendary East Grand Lake is a meticulously well maintained cottage that offers year round access and use. Low maintenance with vinyl siding, metal roofing, updated windows, an Empire 65,000 BTU propane stove to take the chill off during rainy days, snowmobiling and ice fishing seasons. Two levels of remodeled space with 3-4 bedrooms, a full bath with washer and dryer, open concept kitchen and living room. A 12x32 deck overlooking the lake with an aluminum dock and boat lift for the spring, summer, and fall seasons. Most furnishings will convey. A screened seasonal porch plus two outbuildings, a 12x20 with electricity and an 8x12 both with metal roofing. The spacious 1.54 acre lot with 153' of lake frontage with land across the road for extra building space, if desired. East Grand Lake is renown for its fishery and crystal clear spring fed

waters with over 16,000 acres offering a maximum depth of 128 feet. It is home to brown trout, brook trout, salmon, togue, smelts, small mouth bass, perch, white fish, and pickerel. Recreational trail access right from the property, located in an area of endless back dirt roads, rivers, lakes, streams, and ponds to explore. A location for family and friends to enjoy what is important in life. It will rekindle your spirit and soothe your soul!

LO: Realty of Maine

Listing provided courtesy of:



Deborah {Deb} Henderson

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Prepared by Deborah {Deb} Henderson on Saturday, April 29, 2023 8:54 AM.

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