
Hot Brook Lake escape
Lot 40
Danforth, ME 04424

\$99,900
2.290± Acres
Washington County



Hot Brook Lake escape
Danforth, ME / Washington County

SUMMARY

Address

Lot 40 Woodland Ridge Road

City, State Zip

Danforth, ME 04424

County

Washington County

Type

Hunting Land, Recreational Land, Lakefront, Lot

Latitude / Longitude

45.637262 / -67.93005

Acreage

2.290

Price

\$99,900

Property Website

<https://www.landleader.com/property/hot-brook-lake-escape-washington-maine/43278/>



MORE INFO ONLINE:

MaineOutdoorProperties.net

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PROPERTY DESCRIPTION

Nestled in the heart of the Northern woods of Maine, lies a captivating lakefront lot on the private and quiet shores of Hot Brook Lake. This lakefront lot includes 315 feet of lake front and untouched land on both sides for privacy and is located at the end of numerous lots on the lake for privacy. Lot 40 has a curved road (for privacy) and cabin pad (30x50 feet) already prepared for lot access and new electric lines are nearby to connect to the grid, soil tested for well and modern septic system. The road is improved when needed and monitored year-round. Build a vacation home or fishing and hunting cabin to enjoy year-round. Enjoy catching Large and smallmouth bass, perch, pickerel and other species for summer and winter season fishing and have access to local hunting lands for many Northern Maine game species (Local hunting and State rules apply). Minutes from East grand Lake which borders Canada and the Maine scenic Highway with views of Mount Katahdin and other numerous landmarks. Access to local food markets, fuel and community events year-round.



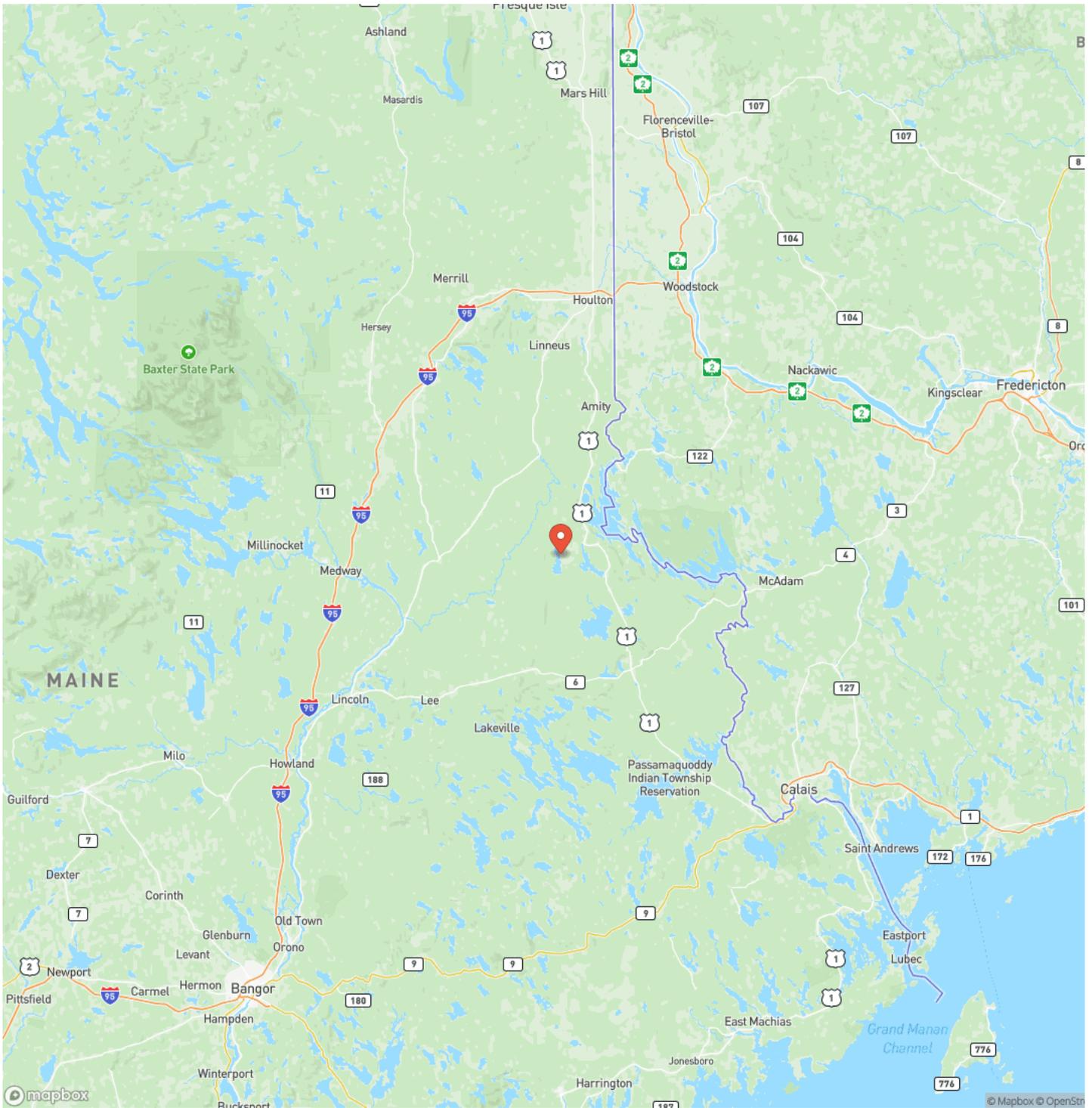
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Locator Map



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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