

Single Family CUSTOMER SYNOPSIS



MLS#: 1105837 **Status:** Current **Kickout:** No
 28 Shaughnessy Circle, Orland, ME 04431
List Price: \$ 395,000
Original Price: \$ 395,000
List Date: 08/10/13
Neigh'd/Assoc: **Assoc. Fee /Mo:**
Directions: From Bucksport east on US Rt 1 six miles. Left at Duffy's Restaurant. Follow camp road bearing left toward Heart Pond boat launch. Property on right behind cabled drive

General/Land Information

Style: Camp
#Rooms: 4 **#Bedrooms:** 3 **#Baths:** F = 1 1/2 = 0
SqFt Fin. Above Grade+/-: 1490 **SqFt Fin. Below Grade+/-:** 0 **Year Built /-:** 1870
Source of Square Footage: Seller **SqFt Fin. Total+/-:** 1490
Color: **Lot Size (Acr) /-:** 3.400 **Road Frontage /-:**
Surveyed: Yes **Source of Acreage:** SURVEY **Zone:** Residential
Water Body: Heart, Pond
WtrFrnt: Yes **Amt Wtr Frntge /-:** 300 **WF Shared /-:** 0 **WF Owned /-:** 300

Interior Information

	KT	DN	LR	FR	MBR	2BR	3BR	4BR	OT	OT2
Level:					1	1	1			
Size:										
Cathedral Ceil:	Yes		Skylight: No	Wood Fireplace: 1		Gas Fireplace: 0		Heat Stove No		Heat Stove HU: No
Appliances:	Range-Gas, Refrigerator, Washer, Dryer									

Remarks

This postcard-perfect 1870 log cabin has been restored & enhanced to create an idyllic 3-season lakeside home. Great room w/ cathedral ceiling, stone hearth, screened porch, bunkhouse, boathouse, majestic pines, and 300' frontage on pristine Heart Pond

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

Site: Well Landscaped, Wooded, Rolling/Sloping Driveway: Gravel Parking: Location: Abuts Conservation, Near Country Club, Near Shopping, Neighborhood, Right Of Way, Seasonal View: Restrictions: Recreational Water: Deeded, Dock, Lake/Fresh Water, Water View, Waterfront Deeded Roads: Dead End, Gravel/Dirt Road, Right Of Way, Seasonal Transportation: Electric: Circuit Breakers, On Site Gas: Bottled Sewer: Private, Septic Existing On Site Water: Seasonal Construction: Log	Basement Info: Full, Unfinished, Walk-Out Foundation Mtrls: Fieldstone Exterior: Log Siding Roof: Shingle, Composition, Pitched Heat System: Hot Air, Forced Heat Fuel: Oil Water Heater: Electric Cooling: No Cooling Floors: Wood Vehicle Storage: Off Street Parking Amenities: Bathtub, Deck, Out Building, Patio, Porch-Screened, Shed Accessibility Amenities: Equipment:
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Tax/Deed/Community Information

Book/Page/Partial: 2772/60,62/	Map/Block/Lot: 45/2,3	Tax Amount/Yr: \$ 1,769 / (2013)
	School: RSU 25	

Off Market Information

Information Provided by: George MacLeod 006238 GBM

Office: Maine Real Estate Brokerage 2807	Office: 207-469-7864
Agent Phone: 207-469-7864	Agent Cell: 207-944-8771
Email: gmacleod@mainerealestatebrokerage.com Virtual Tour:	
LAgin: GBM	List Office: Maine Real Estate Brokerage

Printed: 08/13/13



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