


Alamoosook Lake

Summer Home Site with Private Beach

Property Summary

Address:	000 Morningside Lane, Orland, Maine 04472	
Location:	South shore Alamoosook Lake Map 29 Lot 4	
Listing price:	\$225,000	
Parcel size:	6.6 acres	
Parcel shape:	Irregular rectangle	
Topography:	Sloping / level	
Ground cover:	Wooded / mixed / multi-age	
Road frontage:	208' / gated ROW / seasonal / gravel /shared maintenance	
Water frontage:	229' with sand and gravel beach	
Zoning:	Shoreland limited residential	
Water Supply:	Lake /Private well needed	
Utilities:	Roadside	
Sewer:	None / approved design for 3 bedroom septic system conveys	
Exposure:	Northeast	
Viewshed:	Scenic water views of lake and mountains	
Current use:	Vacant land	
Deed:	Trustee / Hancock County Registry Book 5094 Page 314	
Taxes:	\$872.34 (2012)	
Easements:	29' ROW for lake access to abutter on east side (see deed)	
Neighborhood:	Seasonal homes	
Survey:	Corner pins located. No survey available from current owner.	
Amenities:	Level building site identified 100' from shore with excellent views and near-level shore access / Potential for additional buildings and development / private stone beach / mature pine, oak, ash, maple, spruce trees / exceptional neighborhood / premium lake frontage / access across picturesque blueberry fields / active lake association / excellent water quality / excellent fishing, boating, swimming / location proximity to Maine coast attractions, major transportation routes and airport.	
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