

**MLS #:** 1450705      **County:** Penobscot      **Seasonal:** Yes      **List Price:** \$80,000  
**Status:** Active      **Property Type:** Residential  
**Directions:** Take exit 199 onto SR-16 towards LaGrange. In .2 miles, turn right onto Bennoch Rd. In .6 miles, turn left onto Southgate Rd. which turns into Edinburg Rd. Drive 10 miles and the property is on the right.



**2292 Edinburg Road**  
 Argyle Twp, ME 04468  
**List Price: \$80,000**  
 MLS#: 1450705



### General Information

<b>Sub-Type:</b> Single Family Residence	<b>Year Built:</b> 999	<b>Rooms:</b> 2	<b>Sqft Fin Abv Grd+/-:</b> 444
<b>Style:</b> Camp	<b>Fireplaces Total:</b> 0	<b>Beds:</b> 1	<b>Sqft Fin Blw Grd+/-:</b> 0
<b>Color:</b> White		<b>Baths:</b> 1/0	<b>Sqft Fin Total+/-:</b> 444
			<b>Source of Sqft:</b> Other
			<b>Sqft Other Source:</b> Tax card

### Land Information

<b>Leased Land:</b> No	<b>Waterfront:</b> Yes	<b>Waterfront Amount</b> 225	<b>Road Frontage +/-:</b> 225
<b>Lot Size Acres +/-:</b> 0.6	<b>Src of Wtrfrt:</b> Deed	<b>+/-:</b>	<b>Source of Rd Front:</b> Deed
<b>Source of Acreage:</b> Deed	<b>Water Views:</b> No	<b>Waterfront Owned +/-:</b> 0	<b>Zoning:</b> Residential
<b>Surveyed:</b> Unknown		<b>:</b>	<b>Zoning Overlay:</b> No
		<b>Waterfront Shared +/-:</b> 0	
		<b>:</b>	
		<b>Water Body:</b> Penobscot River	
		<b>Water Body Type:</b> River	

### Interior Information

Full Baths Bsmnt: 0					Half Baths Bsmnt: 0				
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: Gas Range; Microwave; Refrigerator									
<u>Room Name</u>					<u>Room Features</u>				
<u>Length</u>					<u>Room Name</u>				
<u>Width</u>					<u>Length</u>				
<u>Level</u>					<u>Width</u>				
					<u>Level</u>				
					<u>Room Features</u>				
Bedroom 1									
Kitchen									

### Property Features

<b>Site:</b> Wooded	<b>Construction:</b> Modular
<b>Driveway:</b> Other	<b>Basement Info:</b> None
<b>Parking:</b> 1 - 4 Spaces	<b>Exterior:</b> Wood Siding
<b>Location:</b> Rural	<b>Roof:</b> Metal
<b>Restrictions:</b> No Restrictions	<b>Heat System:</b> Space Heater
<b>Rec. Water:</b> River/Brook/Stream	<b>Heat Fuel:</b> No Heat Fuel
<b>Roads:</b> Other Road	<b>Water Heater:</b> Electric
<b>Electric:</b> Circuit Breakers	<b>Cooling:</b> None
<b>Gas:</b> No Gas	<b>Floors:</b> Wood
<b>Sewer:</b> Septic Existing on Site	<b>Veh. Storage:</b> Off Street Parking
<b>Water:</b> Other; Seasonal	<b>Garage:</b> No
<b>Basement Entry:</b> Not Applicable	<b>Amenities:</b> Master Bedroom w/Bath; Out Building; Outhouse/Privy; Shower
	<b>View:</b> Scenic; Trees/Woods

### Tax/Deed Information


<b>Book/Page</b> 14716/62	<b>Full Tax Amt/Yr:</b> \$140.73/ 2019	<b>Map/Block/Lot:</b> PE035//16-17
		<b>Tax ID:</b> 2292EdinburgRoadArgyleTwp04468

### Remarks

**Remarks:** This camp features over 200 feet of water frontage along the beautiful Penobscot River. It is in a rural area but is only 15 minutes from Old Town. As an added bonus, two jet skis with trailers are included with the sale. With over half an acre of land and a stunning view, it is priced to sell. Check it out before it is gone!

**LO:** ERA Dawson-Bradford Co.

Listing provided courtesy of:



**Dawson  
Bradford  
REALTORS**

**ERA Dawson-Bradford Co.**  
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