

MLS #: 1519820
Status: Active

Nbd/Assn: Lakewood
County: Waldo
Property Type: Residential

Public Detail Report
Seasonal: No

List Price: \$580,000
Original List Price:
\$580,000

Directions: From the Swan Lake Grocery store, take north Searsport Rd. Go 1 mile and turn left on East Lakewood. Go 0.1 miles and turn right on Kirby's Way. House is second one on the right. It is Google Maps friendly.



25 Kirby's Way
Swanville, ME 04915

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General Information

Sub-Type: Single Family Residence	Year Built: 1986	Rooms: 6	Sqft Fin Abv Grd+/-: 1,262
Style: Cottage	Fireplaces Total: 0	Beds: 2	Sqft Fin Blw Grd+/-: 210
Color: Blue		Baths: 1/0	Sqft Fin Total+/-: 1,472
			Source of Sqft: Seller

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount +/-: 60	Road Frontage +/-: 30
Lot Size Acres +/-: 1.49	Src of Wtrfrt: Public Records	Waterfront Owned +/-: 0	Source of Rd Front: Public Records
Source of Acreage: Public Records	Water Views: Yes	Waterfront Shared +/-: 60	Zoning: Residential
Surveyed: No		Water Body: Swan Lake	Zoning Overlay: Unknown
		Water Body Type: Lake; Stream	Bank Owned REO: No

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: Dryer; Gas Range; Refrigerator; Washer

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Kitchen	13.5	15	First	
Living Room	13	15.5	First	
Bedroom 2	15	14	Basement	
Family Room	15	16	First	
Dining Room	10	9	First	

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Primary Bedroom	14.5	16	First	

Property Features

Utilities On: Yes	2 Dtchd Houses on 1 Lot: No
Pole: Yes	Construction: Wood Frame
Site: Rolling/Sloping; Well Landscaped; Wooded	Basement Info: Crawl Space; Full
Driveway: Gravel	Foundation Materials: Poured Concrete
Parking: On Site	Exterior: Vinyl Siding
Location: Near Golf Course; Near Shopping; Near Town; Rural	Roof: Shingle
Restrictions: No Restrictions	Heat System: Hot Water; Multi-Zones; Stove
Rec. Water: Boat Mooring; Dock; Lake/Fresh Water; ROW to Water	Heat Fuel: Oil; Propane
Roads: Association; Gravel/Dirt; Private	Water Heater: Off Heating System
Electric: Circuit Breakers; Generator Hookup	Cooling: None
Gas: Bottled	Floors: Carpet; Tile; Wood
Sewer: Public Sewer; Septic Existing on Site	Veh. Storage: 3 Car
Water: Private; Well Existing on Site	Garage: Yes
Equipment: Cable; Internet Access Available	Garage Spaces: 3
Basement Entry: Bulkhead; Interior	Amenities: 1st Floor Bedroom; Bathtub; Deck; Hot Tub; Other Amenities; Porch-Screened; Security System; Shed; Shower; Storage
	View: Scenic; Trees/Woods
	Energy Efficiency: Ceiling Fans; Double Pane Windows

Tax/Deed Information

Book/Page/Deed: 3926/87/All	Full Tax Amt/Yr: \$2,125/ 2021	Map/Block/Lot: 14//91-1
Deed/Conveyance Type Offered: Warranty	School District: RSU 71	Tax ID: 25KirbysWaySwanville04915
Deed Restrictions: Unknown		

Remarks

Remarks: Don't miss out on this gem. It is sure to go fast! Located along one of the cleanest lakes in Maine, it is just a two minute walk to the deeded ROW to the lake and stream frontage borders the backyard. This 2 bedroom, 1 bath, year-round home sits on 1.49 ac and has so many features it's hard to list them all. Water views, stream frontage, sauna and hot tub, whole house and garage Generac generator, whole house water filtration system, under sink reverse osmosis system, boat mooring and 32 ft dock, huge screened in porch off the french doors in the kitchen and a wrap around deck with sliding doors from the master bedroom. The kitchen includes granite counters and a 7 ft island with base cabinets and tons of cabinet space. The huge family room has a propane stove and the guest room has an electric stove. Tons of storage throughout the house. The 3 car garage has a separate power panel and potting shed. And if that's not enough there is a tree house in the back yard for the kids or grandkids!

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:



**Dawson
Bradford
REALTORS**

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Prepared by ERA Dawson-Bradford Co. on Tuesday, March 08, 2022 3:36 PM.

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