

MLS #: 1530376  
Status: Active

County: Penobscot  
Property Type: Residential

Public Detail Report  
Seasonal: Yes

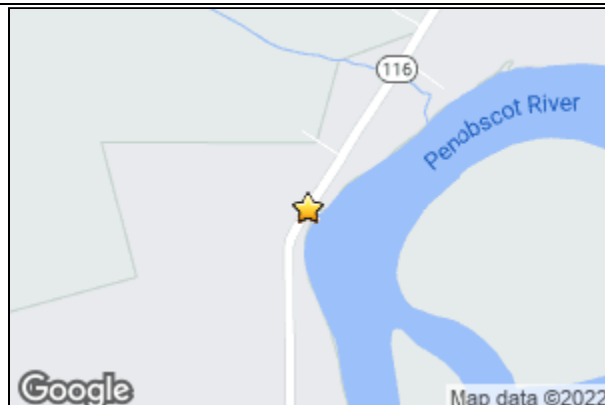
List Price: \$89,900  
Original List Price:  
\$109,900

**Directions:** Take I-95 to exit 199, take a right onto Rt. 116, approximately 1/4 mile, take a left on Southgate Road/ME-116, go approximately 11 miles. 2286 is on the right. Watch the mailbox number as navigation is slightly off.



**2286 Edinburg Road  
Argyle Twp, ME  
04468**

**List Price: \$89,900  
MLS#: 1530376**



### General Information

<b>Sub-Type:</b> Single Family Residence	<b>Year Built:</b> 2001	<b>Rooms:</b> 2	<b>Sqft Fin Abv Grd+/-:</b> 432
<b>Style:</b> Camp; Cottage	<b>Fireplaces Total:</b> 1	<b>Beds:</b> 1	<b>Sqft Fin Blw Grd+/-:</b> 0
<b>Color:</b> Natural Wood		<b>Baths:</b> 0/1	<b>Sqft Fin Total+/-:</b> 432
			<b>Source of Sqft:</b> Public Records

### Land Information

<b>Leased Land:</b> No	<b>Waterfront:</b> Yes	<b>Waterfront Amount</b> 100	<b>Zoning:</b> Shoreland
<b>Lot Size Acres +/-:</b> 0.32	<b>Src of Wtrfrt:</b> Other; Waterfront Other	<b>+/-:</b>	<b>Zoning Overlay:</b> Yes
<b>Source of Acreage:</b> Public Records	<b>Source:</b> Estimate from seller	<b>Waterfront Owned +/-:</b> 100	
<b>Surveyed:</b> Unknown	<b>Wtrfront Oth SrcH:</b> Estimate from seller	<b>Waterfront Shared +/-:</b> 0	
	<b>Water Views:</b> Yes	<b>Water Body:</b> Penobscot River	
		<b>Water Body Type:</b> River	

### Interior Information

<b>Full Baths Bsmnt:</b> 0	<b>Half Baths Bsmnt:</b> 0	<b>VA Certification:</b>
<b>Full Baths Lvl 1:</b> 0	<b>Half Baths Lvl 1:</b> 1	
<b>Full Baths Lvl 2:</b> 0	<b>Half Baths Lvl 2:</b> 0	
<b>Full Baths Lvl 3:</b> 0	<b>Half Baths Lvl 3:</b> 0	
<b>Full Baths Upper:</b> 0	<b>Half Baths Upper:</b> 0	
<b>Appliances:</b> Electric Range; Refrigerator; Other Appliances: Composting toilet		
<b>Room Name</b> <b>Length</b> <b>Width</b> <b>Level</b> <b>Room Features</b>	<b>Room Name</b> <b>Length</b> <b>Width</b> <b>Level</b> <b>Room Features</b>	
Great Room	Primary Bedroom	

### Property Features

<b>Site:</b> Level; Open	<b>2 Dtchd Houses on 1 Lot:</b> No
<b>Driveway:</b> Gravel	<b>Construction:</b> Log; Wood Frame
<b>Parking:</b> 1 - 4 Spaces	<b>Basement Info:</b> Slab
<b>Location:</b> Near Town; Rural	<b>Foundation Materials:</b> Poured Concrete; Slab
<b>Restrictions:</b> No Restrictions	<b>Exterior:</b> Log Siding
<b>Rec. Water:</b> Deeded	<b>Roof:</b> Metal; Pitched
<b>Roads:</b> Paved; Public	<b>Heat System:</b> Stove
<b>Electric:</b> Circuit Breakers	<b>Heat Fuel:</b> Wood
<b>Gas:</b> No Gas	<b>Water Heater:</b> None
<b>Sewer:</b> None; Other	<b>Cooling:</b> None
<b>Water:</b> None	<b>Floors:</b> Other
<b>Basement Entry:</b> Not Applicable	<b>Veh. Storage:</b> No Vehicle Storage
	<b>Garage:</b> No
	<b>Amenities:</b> 1st Floor Bedroom; Furniture Included; Patio
	<b>View:</b> Scenic

### Tax/Deed Information

<b>Book/Page/Deed:</b> 16031/226/All	<b>Full Tax Amt/Yr:</b> \$398/ 2021	<b>Map/Block/Lot:</b> PE035//4-15
<b>Deed/Conveyance Type Offered:</b> Warranty		<b>Tax ID:</b> 2286EdinburgRoadArgyleTWP04468
<b>Deed Restrictions:</b> Unknown		

### Remarks

**Remarks:** A cabin nestled in the pine over looking the mighty Penobscot? Here it is...ready for you! This cabin was built by the previous owner and his father nearly 20 years ago for the pure enjoyment of fishing, paddling and relaxing! The current owner has further improved it with wood ceilings, new metal roof, bunk beds and a shower. There is a rainwater system ready to install that will be left for the new owners. Come on out to take a look at this beauty!!!

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

### Listing provided courtesy of:



207-947-6788

[processing@eradawson.com](mailto:processing@eradawson.com)

Prepared by ERA Dawson-Bradford Co. on Thursday, August 11, 2022 10:41 AM.

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