

**MLS #:** 1540635      **County:** Penobscot      **Seasonal:** No      **Public Detail Report**      **List Price:** \$379,900  
**Status:** Pending      **Kick-Out:**      **Property Type:** Residential      **Original List Price:** \$379,900  
**Directions:** From the intersection of Union Street/US 222 take Union Street west 18.2 miles, take left on Everett's Landing 7/10 of a mile, take left onto Ralph's Landing and house is on the right just before cul-de-sac



**93 Ralphs Lane  
Stetson, ME 04488**  
**List Price: \$379,900**  
**MLS#: 1540635**



### General Information

<b>Sub-Type:</b> Single Family Residence	<b>Year Built:</b> 1950	<b>Rooms:</b> 5	<b>Sqft Fin Abv Grd+/-:</b> 950
<b>Style:</b> Camp; Cape; Contemporary; Cottage; Ranch	<b>Fireplaces Total:</b> 0	<b>Beds:</b> 2	<b>Sqft Fin Blw Grd+/-:</b> 0
<b>Color:</b> tan		<b>Baths:</b> 1/0	<b>Sqft Fin Total+/-:</b> 950
			<b>Source of Sqft:</b> Measured

### Land Information

<b>Leased Land:</b> No	<b>Waterfront:</b> Yes	<b>Waterfront Amount +/-:</b> 132	<b>Road Frontage +/-:</b> 132
<b>Lot Size Acres +/-:</b> 0.34	<b>Src of Wtrfrt:</b> Deed; Public Records	<b>Waterfront Owned +/-:</b> 132	<b>Source of Rd Front:</b> Public Records
<b>Source of Acreage:</b> Public Records	<b>Water Views:</b> Yes	<b>Waterfront Shared +/-:</b> 0	<b>Zoning:</b> Shoreland
<b>Surveyed:</b> Unknown		<b>Water Body:</b> Pleasant Lake	<b>Zoning Overlay:</b> Unknown
		<b>Water Body Type:</b> Lake	

### Interior Information

<b>Full Baths Bsmnt:</b> 0	<b>Half Baths Bsmnt:</b> 0
<b>Full Baths Lvl 1:</b> 1	<b>Half Baths Lvl 1:</b> 0
<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

**Appliances:** Dryer; Electric Range; Refrigerator; Washer

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Kitchen	9.7	8.5	First	
Living Room	15.3	11.7	First	Tray Ceiling
Dining Room	14.6	11.7	First	Vaulted Ceiling
Bedroom 2	12	7	First	

### VA Certification:

<u>Room Name</u>	<u>Length</u>	<u>Width</u>	<u>Level</u>	<u>Room Features</u>
Primary Bedroom	13.6	13.6	First	Vaulted Ceiling, Walk-in Closet

### Property Features

**Utilities On:** No  
**Site:** Cul-De-Sac; Level; Open; Right of Way; Well Landscaped  
**Driveway:** Gravel  
**Parking:** 1 - 4 Spaces; Off Street; On Site  
**Location:** Rural  
**Restrictions:** No Restrictions  
**Rec. Water:** Deeded; Dock; Lake/Fresh Water  
**Roads:** Gravel/Dirt; Public; Right of Way  
**Electric:** Circuit Breakers  
**Gas:** Bottled  
**Sewer:** Private Sewer  
**Water:** Private  
**Equipment:** Cable; Generator  
**Basement Entry:** Interior; Walk-Out

**Construction:** Wood Frame  
**Basement Info:** Crawl Space; Unfinished  
**Foundation Materials:** Poured Concrete  
**Exterior:** Vinyl Siding  
**Roof:** Pitched; Shingle  
**Heat System:** Heat Pump; Other  
**Heat Fuel:** Electric  
**Water Heater:** Electric  
**Cooling:** Heat Pump; None  
**Floors:** Wood  
**Veh. Storage:** No Vehicle Storage  
**Garage:** No  
**Amenities:** 1st Floor Bedroom; Bathtub; Deck; Laundry - 1st Floor; One-Floor Living; Out Building; Shed; Shower; Storage; Walk-in Closets  
**Accessibility Amenities:** 32 - 36 Inch Doors  
**Energy Efficiency:** Double Pane Windows; LED Light Fixtures; Low E Windows

### Tax/Deed Information

<b>Book/Page/Deed:</b> 13339/268/All	<b>Full Tax Amt/Yr:</b> \$1,946/ 2020	<b>Map/Block/Lot:</b> 53/39
<b>Deed/Conveyance Type Offered:</b> Warranty		<b>Tax ID:</b> 001475482
<b>Deed Restrictions:</b> Unknown		

### Remarks

**Remarks:** Year Round home on Pleasant Lake. This exceptional home is right out of the magazine. It was saved by the current owner in 2013, since then it was lifted and put on a foundation, a large primary bedroom was added, all of the systems were replaced, including energy efficient Pella double hung windows, newer roof, newer siding, all new interior but staying in keeping with the cottage design, all new decks, steps complete bath remodel with claw foot tub. This is the perfect spot to relax yet only minutes from Downtown Bangor!

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

**Listing provided courtesy of:**



**Dawson  
Bradford**  
REALTORS

**ERA Dawson-Bradford Co.**

ERA Dawson-Bradford Co.

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Prepared by ERA Dawson-Bradford Co. on Friday, September 09, 2022 4:11 PM.

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