

MLS #: 1562121
Status: Active

County: Hancock
Property Type: Residential

Public Detail Report
Seasonal: Yes

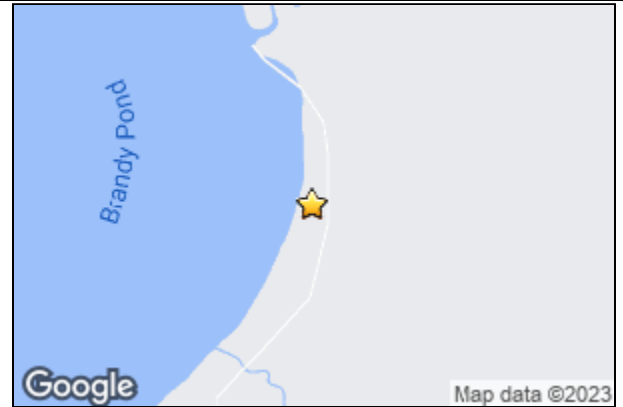
List Price: \$180,000
Original List Price:
\$180,000

Directions: From Milford, take Country Rd for 8.3 miles to Studmill Road. Continue 10.5 miles to Brandy Pond Road. Follow road around lake to sign (Shafer). Camp is 50 yards to lake from road.



Lot 6 Brandy Pond Road
T39 MD, ME 04408

List Price: \$180,000
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General Information

Sub-Type: Single Family Residence	Year Built: 1981	Rooms: 5	Sqft Fin Abv Grd+/-: 1,053
Style: Camp	Fireplaces Total: 0	Beds: 2	Sqft Fin Blw Grd+/-: 0
Color: Brown		Baths: 0/0	Sqft Fin Total+/-: 1,053
			Source of Sqft: Measured

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount +/-: 210	Zoning: Rural
Lot Size Acres +/-: 1.5	Src of Wtrfrt: Seller	Waterfront Owned +/-: 210	Zoning Overlay: Unknown
Source of Acreage: Seller	Water Views: Yes	Waterfront Shared +/-: 0	
Surveyed: Unknown		Water Body: Brandy Pond	
		Water Body Type: Lake; Pond	

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 0	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; Refrigerator		
Room Name	Length	Width
Kitchen		
Living Room		
Bedroom 1		
Loft		
	Level	Room Features
	First	
	First	
	First	
	Second	Ladder, Sleeping
Room Name	Length	Width
Sunroom		
	Level	Room Features
	First	Three-Season, Unheated

Property Features

Utilities On: No	2 Dtchd Houses on 1 Lot: No
Site: Rolling/Sloping; Wooded	Construction: Wood Frame
Driveway: Other	Basement Info: None
Parking: 1 - 4 Spaces; On Site	Foundation Materials: Pillar/Post/Pier
Location: Rural	Exterior: Wood Siding
Restrictions: No Restrictions	Roof: Metal
Rec. Water: Deeded; Lake/Fresh Water	Heat System: Direct Vent Furnace
Island: No	Heat Fuel: Wood
Roads: Association; Private; Seasonal	Water Heater: Electric
Electric: Generator Hookup	Cooling: None
Gas: Bottled	Floors: Laminate; Vinyl
Sewer: None	Veh. Storage: No Vehicle Storage
Water: Lake Drawn; Seasonal	Garage: No
Equipment: Generator	Amenities: 1st Floor Bedroom; Furniture Included; Out Building; Porch-Screened; Shed
Basement Entry: Not Applicable	View: Scenic; Trees/Woods
	Energy Efficiency: Storm Doors

Tax/Deed Information

Book/Page/Deed: 7230/509/All	Full Tax Amt/Yr: \$350/2022	Map/Block/Lot: HAO 13/001/006
Deed/Conveyance Type Offered: Other	Other Deed/Conveyance Type Offered: Release	Tax ID: 6brandypondroadt39md04408

Remarks

Remarks: This slice of heaven on Brandy Pond is ideal! Only 28 miles from Milford, this solid camp sleeps 4-6 and features an open area with living and dining. Kitchen includes gas range and refrigerator. Separate main floor bedroom sleeps 1 or 2 and a loft that sleeps 3-4 more people. With lake drawn water and an outhouse right near house, you have all the convenience of summer living. A generator in shed is wired (underground) to camp for power. New water heater in kitchen. But it's the 210 feet of beachfront that you will love the most for swimming, kayaking, fishing relaxing by the fire pit or on the sand. PLUS thousands of miles of snowmobile and ATV trails! Property includes most furniture and furnishings, boats and generator.

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, June 23, 2023 4:03 PM.

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