

MLS #: 1567242
Status: Active

County: Penobscot
Property Type: Residential

Public Detail Report
Association Fee: \$363/ Annually
Seasonal: Yes

List Price: \$239,900
Original List Price:
\$239,900

Directions: Through Millinocket to Route 11. Go toward Brownville and turn left onto Cedar Lake Road. Go 3.2 miles to a Y and bear left. Go approximately 0.6 miles and turn right onto Cozy Corner, then take the next left. Camp will be on the right. Sign will be up.



**31 Cozy Corner
TA R7 WELS, ME 04462**

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General Information

Sub-Type: Single Family Residence	Year Built: 1969	Rooms: 5	Sqft Fin Abv Grd+/-: 990
Style: Camp	Fireplaces Total: 1	Beds: 2	Sqft Fin Blw Grd+/-: 0
Color: Red/Green		Baths: 1/0	Sqft Fin Total+/-: 990
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: Yes	Waterfront Amount +/-: 111	Road Frontage +/-: 226
Lot Size Acres +/-: 0.8	Src of Wtrfrt: Survey	Waterfront Owned +/-: 111	Source of Rd Front: Survey
Source of Acreage: Survey	Water Views: Yes	Waterfront Shared +/-: 0	Zoning: Shoreland
Surveyed: Yes		Water Body: Cedar Lake	Zoning Overlay: No
		Water Body Type: Lake	

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
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; Refrigerator

Room Name	Length	Width	Level	Room Features
Kitchen			First	
Living Room			First	
Family Room			First	
Bedroom 1			First	
Bedroom 2			First	

Room Name	Length	Width	Level	Room Features
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Property Features

Utilities On: Yes	2 Dtchd Houses on 1 Lot: No
Site: Wooded	Construction: Wood Frame
Driveway: Gravel	Basement Info: None
Parking: 1 - 4 Spaces	Foundation Materials: Pillar/Post/Pier
Location: Rural	Exterior: Wood Siding
Restrictions: Other Restrictions	Roof: Shingle
Rec. Water: Deeded; Dock; Lake/Fresh Water	Heat System: Stove
Roads: Association; Gravel/Dirt	Heat Fuel: Gas Bottled; Wood
Transportation: Major Road Access	Water Heater: Electric
Electric: Fuses	Cooling: None
Gas: Bottled	Floors: Other; Wood
Sewer: Other	Veh. Storage: No Vehicle Storage
Water: Lake Drawn	Garage: No
Equipment: Internet Access Available	Patio and Porch Features: Deck
Basement Entry: Not Applicable	View: Scenic

Tax/Deed Information

Book/Page 16179/8-ALL	Full Tax Amt/Yr: \$1,049.19/ 2022	Map/Block/Lot: PEO30/Plan 2/28
Deed/Conveyance Type Offered: Trustee		Tax ID: 31CozyCornerTAR7WELS04462
Deed Restrictions: Yes		

Remarks

Remarks: CEDAR LAKE CAMP, With BEACH and 0.80 ACRES. This camp has been in the family for many years. Has a great view of the lake and was uniquely built with friends and family being TOGETHER. This camp was Built Octagonal with a large circular platform, open ceilings, and a glassed-in cupola. Completely round with the kitchen and dining area overlooking the lake, living room, and many sleeping areas for all your friends and family that you invite for the summer weekend. A full bathroom with a standup shower gives you privacy and amenities of home. A sunken family room has built-in seats for comfort that surround a large brick fireplace and is the focal point of this camp, perfect for sharing new, and old memories of past and present. The camp has hardwood floors throughout, with slate flooring in the family room. Walking into this camp gives you the feeling of togetherness. Have a picnic or Relax on the front porch with direct views of CEDAR LAKE, walk down to the private beach, and walkout wharf/dock ideal for swimming or lounging in the beautiful sunshine. The BEACH has a shallow entry and is great for swimming. CEDAR LAKE is an intimate spring-fed lake, and easier to navigate by boat than some of the larger lakes. The lake is 685 Acres with a maximum depth of 24 feet. The lake is large enough for a float plane and perfect for boating, fishing, or kayaking the shoreline. There are several ITS snowmobile trails to access throughout the area for the recreational enthusiast. The town of Millinocket is approximately 15 minutes away, where you can enjoy shopping, restaurants, and hometown activities. This camp is waiting for you!

Listing provided courtesy of:



**Dawson
Bradford**
REALTORS

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