

Private Detail Report

MLS #: 1470775

County: Hancock

Seasonal: No

List Price: \$199,850

Status: Active

Property Type: Residential

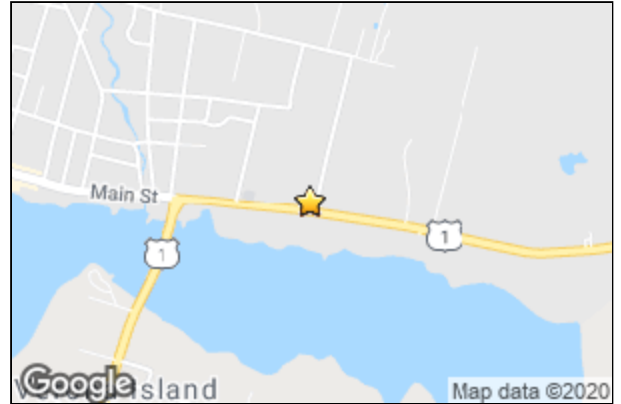
Original List Price: \$199,850

Directions: From Bucksport bridge east along US Rt 1 to corner Nicolson Ave on left.



**88 US Route 1
Bucksport, ME
04416-4121**

**List Price:
\$199,850
MLS#: 1470775**



General Information

Sub-Type: Single Family Residence	Year Built: 1890	Rooms: 7	Sqft Fin Abv Grd+/-: 1,941
Style: Colonial	Fireplaces Total: 0	Beds: 4	Sqft Fin Blw Grd+/-: 0
		Baths: 2/0	Sqft Fin Total+/-: 1,941
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Zoning: C-1
Lot Size Acres +/-: 0.19	Water Views: No	Zoning Overlay: No
Source of Acreage: Public Records		
Surveyed: Unknown		

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0
Full Baths Lvl 2: 1	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; Electric Range; Refrigerator; Washer	

Property Features

Site: Corner Lot; Level; Open	2 Dcthd Houses on 1 Lot: No
Driveway: Gravel	Construction: Wood Frame
Parking: 1 - 4 Spaces	Basement Info: Partial
Location: Intown; Near Shopping; Neighborhood	Foundation Materials: Granite; Stone
Restrictions: No Restrictions	Exterior: Vinyl Siding
Rec. Water: Nearby	Roof: Composition; Pitched; Shingle
Roads: Paved; Public	Heat System: Hot Water; Multi-Zones; Radiator
Electric: Circuit Breakers	Heat Fuel: Oil
Gas: Natural - At Street	Water Heater: Electric
Sewer: Public Sewer	Cooling: None
Water: Public	Floors: Carpet; Composition; Laminate; Vinyl; Wood
Equipment: Cable; Internet Access Available	Veh. Storage: 1 Car; Attached; Direct Entry to Living; Off Street Parking; Storage Above
Basement Entry: Interior	Garage: Yes
	Garage Spaces: 1
	Amenities: Attic; Laundry - 1st Floor; Porch; Shower; Storage
	Accessibility Amenities: Level Entry

Tax/Deed Information

Book/Page/Deed: 3816/117/All	Full Tax Amt/Yr: \$1,719/ 2019	Map/Block/Lot: 29//52
Deed/Conveyance Type: Quit Claim	School District: RSU 25	Tax ID: BUCT-000029-000000-000052
Offered: w/Covenant		
Deed Restrictions: Unknown		

Remarks

Remarks: In town location with public utilities on US Rt 1 makes this 4 bed, well-maintained colonial suitable for residential, commercial or mixed use. Currently owner-managed as a one family residential rental. Level entry from parking and driveway. A short walk to schools, medical center, shopping, restaurants waterfront marina and parks. Additional 2.1 acres available offers natural springs, wooded trail, and potential for more homes or high-visibility commercial development. Investment opportunity in mid-coast hub location less than 20 miles from Ellsworth, Belfast, Castine, and Bangor airport / I-95 access.

Showing Instructions: Call Listing Broker; Call Listing Office; Email Listing Broker; Listing Agent Must Accompany; Notice Required; Sign on Property; Text Listing Agent

Listing/Agent/Office Information

Internal List #:	Variable Rate Comm: No	Expiration Date: 03/21/2021	Buyer Agency: 2%
Listing Agreement: Exclusive Right To Sell	List Date: 09/22/2020	Pending Date:	Sub Agency:
Days On Market: 0	Withdrawal Date:	Terminated Date:	Transaction Broker: 1%

Name	Primary	Cell	Fax	E-mail
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Prepared by George MacLeod on Tuesday, September 29, 2020 12:07 PM.

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