

Private Client Synopsis Report

18 Silver Mine Lane, Sedgwick, ME 04673

List Number: **1479672**

Status: **Active**

Neighborhood	Association	List	\$400,000
Association:	Fee:	Price:	
County: Hancock	Seasonal: No	Original	
	Entrance	List	\$400,000
	Fee:	Price:	

Directions: Rt 15 toward Deer Isle. Last right before bridge. Immediate left on to driveway



General Information

Property Sub-Type: **Single Family Residence**
 # Rooms: **7**
 # Bedrooms: **4** Baths: **1/1**
 Style: **Farmhouse**
 Color:
 Year Built: **999**
 Surveyed: **Yes**
 Road Frontage +/-: **630**
 # Fireplaces: **1**

Water Information

Water Frontage: **Yes**
 Water Frontage Amt+/-: **535**
 Waterfront Owned+/-: **0**
 Waterfront Shared+/-: **535**
 Water Body: **Eggomoggin Reach**
 Water View: **Seasonal**
 Water Body Type: **Bay; Ocean**

SqFt Finished Above Grade +/-: **1,255**
 SqFt Finished Below Grade +/- : **0**
 SqFt Finished Total +/-: **1,255**
 SqFt Source: **Public Records**
 Other Source of Square Footage:
 Leased Land: **No**
 Lot Size Acres +/-: **1.74**
 Source of Acreage: **Survey**
 Zoning: **None**

Tax/Deed/Community Information
 Book/Page/Deed: **1837/263/ All**
 Map/Block/Lot: **1 / 2**
 Full Tax Amount/ Year: **\$5,088/ 2019**
 Tax ID: **SEDG-000001-000000-000002**

Interior Information

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Appliances Included: Dryer; Electric Range; Microwave; Refrigerator; Washer					Property Features				
Utilities On:					2 Detached Houses on 1 No				
Site: Corner Lot; Level; Wooded					Lot:				
Driveway: Gravel					Construction: Wood Frame				
Parking: 5 - 10 Spaces					Basement Info: Bulkhead; Partial; Unfinished				
Location: Neighborhood					Foundation: Poured Concrete				
Restrictions:					Materials:				
Recreational Beach Rights; Common; Deeded; Oceanfront; ROW to					Exterior: Vinyl Siding				
Water: Water; Waterfront Deep					Roof: Composition; Pitched; Shingle				
Roads: Paved; Public					Heat System: Baseboard; Heat Pump; Multi-Zones				
Transportation: Deep Water Access; Major Road Access					Heat Fuel: Electric				
Electric: Circuit Breakers					Water Heater: Electric				
Gas: No Gas					Cooling: Heat Pump				
Sewer: Septic Existing on Site					Floors: Laminate; Tile; Vinyl; Wood				
Water: Well Existing on Site					Vehicle: 1 Car; Detached; Off Street Parking				
Equipment: DSL; Internet Access Available					Storage: Furniture Included; Laundry - 1st Floor; Other Amenities; Out Building; Porch; Porch-Screened; Shower; Storage				
Basement Entry: Bulkhead; Exterior Only					Amenities:				
					Accessibility Amenities: Level Entry				
					View: Scenic; Trees/Woods				

Remarks

Remarks: Historic Byard farmhouse with deeded ROW to 535' private, sandy beach on Eggemoggin Reach. This home has been completely renovated. First level includes open floor plan with eat-in kitchen, living room, dining area, half bath with laundry and wrap-around 3-season porch. Four bedrooms and full bath on second floor. Currently used as a short term rental. Great year round home or rental property near Deer Isle Listing/Agent/Office Information

Days On Market: 43	List Date: 10/14/2020	Buyer Agency: 2.4%	Sub Agency:
Pending Date:	Withdrawal Date:	Terminated Date:	Transaction Broker: 1%

Listings Office: **Maine Real Estate Brokerage 2807**

Listing provided courtesy of:

George MacLeod
 Maine Real Estate Brokerage
 63 Main Street
 Bucksport, ME 04416
 207-702-9146
 207-702-9146
mainemacleod@gmail.com
<http://www.mainerealestatebrokerage.com>

Prepared by George MacLeod on Thursday, February 25, 2021 2:03 PM.

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