

Private Client Synopsis Report

145 Randall Lane, Orland, ME 04472

List Number: **1459894**

Status: **Active**

Neighborhood Association:

County:

Hancock

Association Fee:

Seasonal: **No**

Entrance Fee:

List Price:

\$1,250,000

Original List Price:

\$1,250,000

Directions: From Rt 1 in Orland north on Upper Falls Rd to right on Soper Rd then left on Randall Lane. Follow to end. Property is across bridge



General Information

Property Sub-Type: **Single Family Residence**

Rooms: **11**

Bedrooms: **6** Baths: **3/0**

Style: **Cottage**

Color:

Year Built: **1905**

Surveyed: **No**

Road Frontage +/-:

Fireplaces: **3**

Water Information

Water Frontage: **Yes**

Water Frontage Amt +/-: **3,500**

Waterfront Owned +/-: **3,500**

Waterfront Shared +/-: **0**

Water Body: **Alamoosook Lake**

Water View: **Yes**

Water Body Type: **Lake**

SqFt Finished Above Grade +/- **3,466**

SqFt Finished Below Grade +/- **0**

SqFt Finished Total +/-: **3,466**

SqFt Source: **Appraiser**

Other Source of

Square Footage:

Leased Land: **No**

Lot Size Acres +/-: **76**

Source of

Acreage: **Public Records**

Zoning: **Shoreland**

Tax/Deed/Community Information

Book/Page/Deed: **6828/251,256/ All**

Map/Block/Lot: **10 / 35-1 / 35B**

Full Tax Amount/Year: **\$6,943/ 2019**

Tax ID: **ORLA-000010-000000-000035-B000000**

Interior Information

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Appliances Included: Dryer; Gas Range; Refrigerator; Washer									
Fixtures Exclusions: One chandelier will be replaced									

Property Features

Utilities On:
 Site: **Rolling/Sloping; Well Landscaped; Wooded**
 Driveway: **Gravel**
 Parking:
 Location: **Abuts Conservation; Interior Lot; Near Golf Course; Near Public Beach; Near Shopping; Near Town; Neighborhood**

Restrictions:
 Recreational: **Deeded; Dock; Lake/Fresh Water; River/Brook/Stream;**
 Water: **Waterfront Deep**
 Roads: **Dead End; Gravel/Dirt; Private**
 Transportation:
 Electric: **Circuit Breakers; Generator Hookup**
 Gas: **Bottled**
 Sewer: **Septic Existing on Site**
 Water: **Lake Drawn**
 Equipment: **Generator; Internet Access Available**
 Basement
 Entry: **Interior; Walk-Out**

2 Detached Houses on 1 **No**
 Lot:
 Construction: **Wood Frame**
 Basement: **Full; Unfinished; Walkout Access**
 Info:
 Foundation: **Stone**
 Materials:
 Exterior: **Shingle Siding**
 Roof: **Composition; Pitched; Shingle**
 Heat: **Baseboard; Hot Water; Multi-Zones**
 System:
 Heat Fuel: **Oil; Wood**
 Water
 Heater: **Off Heating System**
 Cooling: **None**
 Floors: **Tile; Wood**
 Vehicle
 Storage: **3 Car; Heated; Off Street Parking**
 Amenities: **1st Floor Master Bedroom w/Bath; Bathtub; Glassed-in Porch; One-Floor Living; Other Amenities; Out Building; Porch; Security System; Shower; Storage**

Accessibility
 Amenities:
 View: **Scenic; Trees/Woods**

Remarks

Remarks: Whispering Pines, an historic cottage on Alamoosook Lake, was built in the arts and crafts style of architecture around 1905. This spacious year round home has 6 bedrooms, 3 baths, 3private lakeview "sitting areas", and 3 comforting stone hearths. The building complement includes a studio / guest house and a newer dorm building with 3 bedrooms, 1.5 baths, and a 3-bay garage / workshop on the lower level. The wooded 76 acres of tall pines and broad oaks is laced with hiking trails leading to private vistas and potential waterfront home sites. The property has over 3,500' of frontage on Alamoosook Lake and Dead River and abuts 4,500 acres of conservation land. Located just a few miles from access to the world class sailing waters of Penobscot Bay, historic Bucksport's marina and shopping, less than 30 miles from I-95 and Bangor International Airport.

Listing/Agent/Office Information

Days On Market: **15** List Date: **06/29/2020** Buyer Agency: **2.4%** Sub Agency:
 Pending Date: Withdrawal Date: Terminated Date: Transaction Broker:
 Listing Office: **Maine Real Estate Brokerage 2807**

**Listing provided courtesy of:
 George MacLeod
 Maine Real Estate Brokerage**

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Prepared by George MacLeod on Saturday, July 25, 2020 6:02 PM.

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