

RESIDENTIAL CUSTOMER SYNOPSIS

40 Forest Hill, Bucksport, Maine 04416
 MLS#: Nbrhd/Assoc: Assoc. Fee: List Price: \$ **289,000**
 Status: **Active** County: **Hancock** Seasonal: **No** Original Price: \$ **289,000**
 Entrance Fee:

Directions: **From U.S. Route 1 in bucksport, take Nicholson Ave. Left on Broadway, just past High School, entrance on right for Forest Hill. Property on left at No. 40.**



General Information

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|-------------------|----------------------|---------------------|------------------------------------|
| SubType: | Single Family | Sqft Fin Abv Grd±: | 2,440 |
| Rooms: | 8 | Sqft Fin Blw Grd±: | 0 |
| Beeds: | 5 | Baths: | 3 |
| Style: | Cape | Sqft Total±: | 2,440 |
| Color: | Gray | Source of Sqft: | Public Record |
| Year Built: | 1999 | Sqft Other Source: | |
| Surveyed: | Yes | Leased Land: | No |
| Road Frontage: | | Lot Size ±: | 0.9 acres |
| Fireplaces Total: | 0 | Source of Lot Size: | Deed, Public Record, Survey |
| | | Zoning: | Village |

Water Info

Waterfront: **No**
 Wtr. Frontage Amt.:
 Waterfront Owned:
 Waterfront Shared:
 Water Views: **No**

Tax/Deed/Community Info

Book/Page/Deed: **6814/301-303/**
 Map/Block/Lot **30/77**
 Full Tax Amount/Yr.:
 School District: **RSU 25**

Appliances: Dishwasher, Range-gas, Refrigerator, Microwave,

| | | | |
|------------------|--|-------------------|---|
| Site: | Level, Open, Sloping, Well Landscaped, Wooded | Construction: | Wood Frame |
| Driveway: | Paved | Basement Info: | Full, unfinished |
| Parking: | 5 - 7 spaces | Foundation Matrl: | Poured Concrete |
| Location: | Intown, Neighborhood, Subdivision | Exterior: | Vinyl Siding |
| Restrictions: | [See deed covenants] | Roof: | Shingles |
| Rec. Water: | N/A | Heat System(s): | Baseboard hot-water, radiant, Heat Pumps (3) |
| Roads: | Dead-End, Paved, Public | Heat Fuel: | Oil, Electric (for heat pumps) |
| Transportation: | | Water Heater: | Off Furnace |
| Electric: | 100 amp entr.; circuit breakers | Cooling: | Heat Pumps (3) |
| Gas: | Bottled propane | Floors: | Carpet, Laminate, Vinyl |
| Waste Wtr Disp.: | Public | Veh. Storage: | 2-car, Attached, Heated, Direct entry into house |
| Water: | Public | Amenities: | Attached Sunroom, Library (possible bedroom) |
| Equipment: | N/A | Access Amenities: | Carpeted Entryway with closet; Attached storage shed |
| Basement Entry: | Steel bulkhead | View: | Woodland |

Remarks: **This 4 bedroom/3 bath Cape has many sought-after amenities including an open-concept kitchen/dining room with space sufficient for larger gatherings; the carefully designed landscape provides privacy and splendid view of flowers and shrubs. An attached 2-car heated garage with an in-law apartment above and a paved driveway. Children can walk to school. Enjoy watching wildlife in the manicured forest from the attached sunroom or outside deck. Within easy walking distance to woodland hiking trails and town swimming pool.**