

## Residential Customer Synopsis

**61 Balsam Drive, Winter Harbor, Maine 04693**

MLS#: **1259912**  
 Status: **Active**

Nbrhd/Assoc:  
 County: **Hancock**

Assoc. Fee:  
 Seasonal: **No**

List Price: **\$995,000**  
 Original Price: **\$1,595,000**



General Information

|                   |                      |                      |                      |
|-------------------|----------------------|----------------------|----------------------|
| SubType:          | <b>Single Family</b> | Sqft Fin Abv Grd+/-: | <b>2,291</b>         |
| Rooms:            | <b>8</b>             | Sqft Fin Blw Grd+/-: | <b>0</b>             |
| Beds:             | <b>3</b>             | Baths:               | <b>2/0</b>           |
| Style:            | <b>Contemporary</b>  | Sqft Fin Total+/-:   | <b>2,291</b>         |
| Color:            |                      | Source of Sqft:      | <b>Seller</b>        |
| Year Built:       | <b>1930</b>          | Sqft Other Source:   |                      |
| Surveyed:         | <b>Yes</b>           | Lot Size+/-:         | <b>6.4 acres</b>     |
| Road Frontage+/-: |                      | Source of Lot Size:  | <b>Public Record</b> |
| Fireplaces Total: | <b>1</b>             | Zoning:              | <b>Shoreland</b>     |

Water Information

Waterfront: **Yes**  
 Wtr Frontage Amt+/-: **870**  
 Waterfront Owned+/-: **870**  
 Waterfront Shared+/-: **0**  
 Water Body: **Frenchman Bay**  
 Water Body Type: **Bay, Ocean**

Tax/Deed/Community Information

Book/Page/Deed: **2714/336/**  
 Map/Block/Lot: **22/6**  
 Full Tax Amt/Yr: **\$7,501/2014**  
 School District:

Property Features

Site: **Rolling/Sloping, Wooded**  
 Driveway: **Gravel**  
 Parking: **1-4 Spaces**  
 Location: **Near Country Club, Near Golf Course**  
 Restrictions:  
 Rec. Water: **Beach Rights, Deeded, Oceanfront, Waterfront Deep Private**

Roads:  
 Transportation:  
 Electric: **Circuit Breakers**  
 Gas: **Bottled**  
 Waste Wtr Disp: **Private, Septic Existing On Site**  
 Water: **Private, Well Existing On Site**  
 Equipment:  
 Basement Entry: **Not Applicable**

Construction: **Wood Frame**  
 Basement Info: **Crawl Space, No Basement**  
 Foundation Materials: **Poured Concrete**  
 Exterior: **Shingle**  
 Roof: **Shingle**  
 Heat System: **Baseboard, Hot Water**

Heat Fuel: **Gas-Bottled**  
 Water Heater: **Electric**  
 Cooling: **Other Cooling**  
 Floors: **Vinyl, Wood**  
 Veh. Storage: **1 Car, Detached, Garage**  
 Amenities: **Laundry-1st Floor, Patio, Porch**  
 Access. Amenities:  
 View: **Mountain, Scenic, Water**

Remarks

Remarks: **This stunningly beautiful shore front property with 870ft of rugged water frontage is tucked away in a private setting. The waterfront has spectacular pink granite ledges (your own Schoodic), popple stone beaches and views of Egg Rock and Iron Bound. No day is alike, whether you are watching the lobster fisherman pick up their catch or sailboat races, or cruise ships headed to and from Bar Harbor, the crashing waves and the eagles soaring high above, you are promised a excitingly stimulating time.**

Listing/Agent/Office Information

Pending Date:  
 List Office: **Acadia Cornerstone Real Estate, LLC**

List Date: **04/16/16** Termination Date:  
 Withdrawn Date:



Prepared By: **Veena Gaines**. Generated on **08/15/2016 7:04:20 AM**



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