

**Public Synopsis**

40 Edgewood Road, South Portland, ME 04106

List Number: 1474142

County: Cumberland

Seasonal: No

List Price: \$370,000

Status: Active

Property Type: Residential

Directions: Cottage road to Right on Edgewood to #40 on the left.



General Information

Property Sub-Type: **Single Family Residence**  
 # Rooms: **6**  
 # Bedrooms: **2** Baths: **1/0**  
 Style: **Ranch**  
 Color: **Tan**  
 Year Built: **1960**  
 Surveyed: **Unknown**  
 # Fireplaces: **1**

Water Information

Water Frontage: **No**  
 Water View: **No**

SqFt Finished Above Grade +/-: **1,233**  
 SqFt Finished Below Grade +/- : **0**  
 SqFt Finished Total +/-: **1,233**  
 SqFt Source: **Other**  
 Other Source of Square Footage: **Public record first floor, measured finished attic**  
 Leased Land: **No**  
 Lot Size Acres +/-: **0.15**  
 Source of Acreage: **Public Records**  
 Zoning: **A**  
Tax/Deed/Community Information  
 Book/Page/Deed: **13957/0025/ All**  
 Map/Block/Lot: **011/ / 050**  
 Full Tax Amount/ Year: **\$3,805.8/ 2021**  
 Tax ID: **011000050**

Interior Information

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Living Room			First	Built-Ins, Wood Burning Fireplace	Other Room	17	9	Second	
Dining Room			First	Built-Ins					
Kitchen			First						
Bedroom 1			First	Closet					
Bedroom 2			First						

Appliances Included: **Dishwasher; Disposal; Dryer; Electric Range; Microwave; Refrigerator; Washer**

Property Features

Site: **Well Landscaped**  
 Driveway: **Paved**  
 Parking: **1 - 4 Spaces**  
 Location: **Near Public Beach; Near Shopping; Near Town; Neighborhood; Suburban**  
 Restrictions: **No Restrictions**  
 Roads: **Paved; Public**  
 Electric: **Circuit Breakers**  
 Gas: **No Gas**  
 Sewer: **Public Sewer**  
 Water: **Public**  
 Equipment: **Cable**  
 Basement: **Walk-Out**  
 Entry: **Walk-Out**  
 Construction: **Wood Frame**  
 Basement Info: **Daylight; Full; Walkout Access**  
 Exterior: **Vinyl Siding**  
 Roof: **Shingle**  
 Heat System: **Baseboard; Hot Water**  
 Heat Fuel: **Oil**  
 Water Heater: **Off Heating System**  
 Cooling: **None**  
 Floors: **Vinyl; Wood**  
 Vehicle Storage: **1 Car; Attached; Direct Entry to Living**  
 Amenities: **Attic; Laundry - 1st Floor**

Remarks

**Remarks:** Charming and full of character describes this 2BR, 1 bath ranch home which boasts a Fireplace, Hardwood Floors, built-in bookcases & cabinets, attached 1 car garage and a beautiful yard. Replacement windows and vinyl siding make this an easy home to maintain. Finished attic space could serve as a home office but it has a low, 5'5" ceiling. Daylight walkout basement also offers expansion potential. It's close to all that Willard Square has to offer as well as area beaches. Easy to show!

**LO:** Bean Group

Prepared by Elizabeth Dubois on Tuesday, October 27, 2020 6:18 AM.

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