

Public Synopsis

49 Hodsdon Road, Pownal, ME 04069

List Number: 1478224

County: **Cumberland**

Seasonal: **No**

List Price: \$370,000

Status: **Active**

Property Type: **Residential**

Directions: North Rd. Yarmouth to right on Ledge road to end. Left on Hodsdon to property on Right just across the No. Yarmouth line.



General Information

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

Rooms: **9**

Bedrooms: **3 Baths:2/1**

Style: **Contemporary**

Color: **brown**

Year Built: **1996**

Surveyed: **Yes**

Fireplaces: **1**

Water Information

Water Frontage: **No**

Water View: **No**

SqFt Finished Above Grade **2,174**

+/-:

SqFt Finished Below **0**

Grade +/- :

SqFt Finished Total +/- : **2,174**

SqFt Source: **Public Records**

Leased Land: **No**

Lot Size Acres **2.4**

+/-:

Source of Acreage: **Public Records**

Zoning: **RA**

Tax/Deed/Community Information

Book/Page/Deed: **27253/186/ All**

Map/Block/Lot: **7 / / 46-1**

Full Tax Amount/Year: **\$6,290/ 2019**

Tax ID: **POWN-000007-000000-000046-000001**

Interior Information

Room Name	Length	Width	Level	Room Features	Room Name	Length	Width	Level	Room Features
Kitchen			First		Office			Second	Skylight
Dining Room					Office			Second	Skylight
Family Room			First	Heat Stove					
Living Room			First	Wood Burning Fireplace					
Bedroom 1			Second	Skylight,Walk-in Closet					
Bedroom 2				Closet					
Bedroom 3			Second	Closet					

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

Property Features

Utilities On:	Yes	Construction:	Wood Frame
Site:	Wooded	Basement Info:	Daylight; Full; Walkout Access
Driveway:	Gravel	Foundation Materials:	Poured Concrete
Parking:	5 - 10 Spaces	Exterior:	Clapboard; Wood Siding
Location:	Rural	Roof:	Shingle
Restrictions:	No Restrictions	Heat System:	Baseboard; Hot Water
Roads:	Paved; Public	Heat Fuel:	Electric; Oil; Wood
Electric:	Circuit Breakers	Water Heater:	Off Heating System
Gas:	No Gas	Cooling:	None
Sewer:	Septic Existing on Site	Floors:	Carpet; Tile; Vinyl; Wood
Water:	Private	Vehicle Storage:	2 Car; Attached
Equipment:	Air Radon Mitigation System; DSL; Internet Access Available	Amenities:	Deck; Fence; Primary Bedroom w/Bath
Basement Entry:	Walk-Out	View:	Trees/Woods

Remarks

Remarks: Situated in a private wooded setting, this 3BR, 2.5 bath contemporary home is just across the North Yarmouth line. Spacious open concept home with beautiful oak hardwood flooring and rooms that could function as home offices as well as a large walkout-daylight basement waiting to be finished. Newly rebuilt wrap around deck overlooking a yard with stone walls and gardens.

LO: Bean Group

Prepared by Elizabeth Dubois on Tuesday, December 15, 2020 1:10 PM.

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