



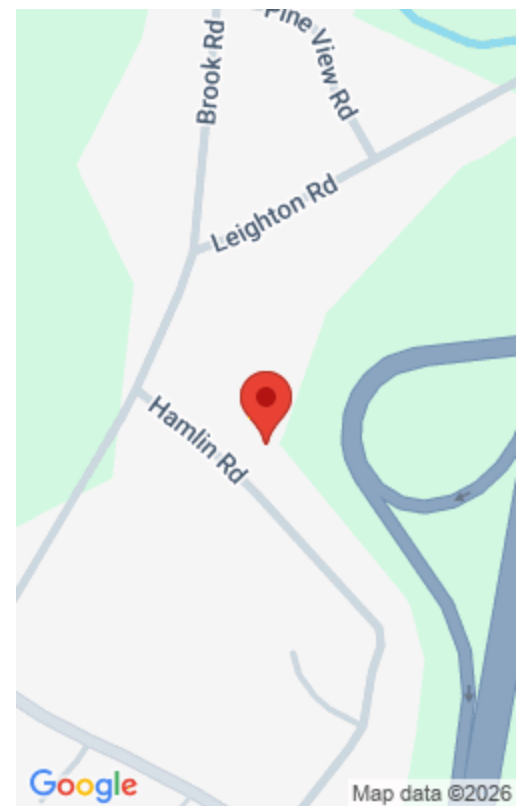
**\$440,000**

## **12 HAMLIN ROAD, FALMOUTH, ME, 04105**

<https://agent207.com>

Set on a lovely .35-acre lot in highly desirable Falmouth, this mid-century raised ranch presents a rare opportunity to create your dream home in one of Maine's most sought-after communities. The home features 3-BR and 1.5 baths, with a solid layout and "good bones" that provide an excellent foundation for a full renovation. A 3-season [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active Under Contract



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## Basics

**Category:** Residential

**Status:** Active Under Contract

**Bathrooms:** 2 baths

**Year built:** 1950

**Lot Size Acres:** 0.35 acres

**Zoning:** R

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 0.35 sq ft

**Bathrooms Full:** 1

**Rooms Total:** 6

**County:** Cumberland

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## Building Details

**Building Area Total:** 1450 sq ft

**Architectural Style:** Raised Ranch

**Heating:** Baseboard

**Foundation Details:** Concrete  
Perimeter

**Construction Materials:** Vinyl Siding, Wood Frame

**Sewer:** Septic Tank, Private Sewer, Septic Design  
Available

**Roof:** Shingle

**Basement:** Daylight, Finished, Full, Interior,  
Unfinished, Walk-Out Access

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## Amenities & Features

**Laundry Features:** Washer Hookup

**Flooring:** Vinyl, Carpet

**Parking Features:** 1 - 4 Spaces, Paved

**Appliances:** Washer, Refrigerator, Electric Range, Dryer,  
Dishwasher

**Lot Features:** Open, Near Turnpike/Interstate, Near Town,  
Neighborhood

**Cooling:** Window Unit(s)

**Electric:** Circuit Breakers

**Utilities:** Utilities On

**WaterSource:** Public

**Interior Features:** 1st Floor  
Bedroom, Bathtub

**Fireplaces Total:** 1

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## Miscellaneous



**Road Surface Type:** Paved

**Pets Allowed:** No Restrictions

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## Courtesy of

**List Office Name:** EXP Realty

