



**\$975,000**

## **1254 ROOSEVELT TRAIL, RAYMOND, ME, 04071**

<https://agent207.com>

Positioned along the highly desirable Route 302 corridor in the heart of Raymond's Lakes Region, 1254 Roosevelt Trail offers a unique opportunity for both residential enjoyment and investment potential. Set on approximately 0.60 acres, this property enjoys excellent visibility and accessibility while remaining close to the area's most sought-after natural amenities. The property features four [...]

- 2 beds
- 1 bath
- Single Family Residence
- Residential
- Active



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Year built:** 1933

**Lot Size Acres:** 0.6 acres

**Zoning:** COMMERCIAL/Mixed Use

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 0.6 sq ft

**Bathrooms Full:** 1

**Rooms Total:** 7

**County:** Cumberland

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## Building Details

**Building Area Total:** 2212 sq ft

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

**Roof:** Metal

**Basement:** Interior Entry

**Architectural Style:** Cottage

**Heating:** Baseboard, Heat Pump, Hot Water

**Levels:** Multi-Level

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## Amenities & Features

**Electric:** Circuit Breakers, Fuses

**Garage Spaces:** 4

**Lot Features:** Business District

**Patio And Porch Features:** Porch-Screened

**Flooring:** Carpet, Hardwood, Linoleum

**WaterSource:** Well

**Window Features:** Double Pane Windows

**Cooling:** Heat Pump

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## School Information

**High School District:** RSU 14

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## Courtesy of



**List Office Name:** Elevate Maine Realty

