



**\$349,000**

## 16 MANN ROAD, SHAPLEIGH, ME, 04076

<https://agent207.com>

Live, work, and wake up to the river all in one place. Set on .84 private acres with 100 feet of frontage on the Little Ossipee River, this unique property blends residential comfort with approved home occupation potential. In 2018 the first floor bedroom was converted to a pet grooming salon and approved by the [...]



- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Pending



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## Basics

**Category:** Residential

**Status:** Pending

**Bathrooms:** 2 baths

**Year built:** 1950

**Lot Size Acres:** 0.84 acres

**Zoning:** General / Shoreland

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 0.84 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 5

**County:** York

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## Building Details

**Building Area Total:** 1521 sq ft

**Architectural Style:** Cape Cod

**Heating:** Heat Pump

**Foundation Details:** Granite

**Basement:** Crawl Space, Full, Interior, Partial, Unfinished

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

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

**Roof:** Metal

**Levels:** Multi-Level

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## Amenities & Features

**Laundry Features:** Laundry - 1st Floor, Main Level, Washer Hookup

**Flooring:** Wood, Vinyl, Tile, Carpet

**Parking Features:** Storage Above, 1 - 4 Spaces, 5 - 10 Spaces, Gravel, Paved, On Site, Carport, Detached, Off Street

**WaterSource:** Well, Private

**Interior Features:** 1st Floor Bedroom, 1st Floor Primary Bedroom w/Bath, Bathtub, Other, Shower, Storage, Primary Bedroom w/Bath

**Patio And Porch Features:** Deck

**Electric:** On Site, Generator Hookup, Circuit Breakers

**Utilities:** Utilities On

**Garage Spaces:** 1

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

**Lot Features:** Rolling/Sloping, Open, Level, Wooded, Interior Lot, Near Public Beach, Near Town, Rural

**Cooling:** Heat Pump



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## Miscellaneous

**Road Surface Type:** Paved

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## Courtesy of

**List Office Name:** Maine Real Estate Co

