



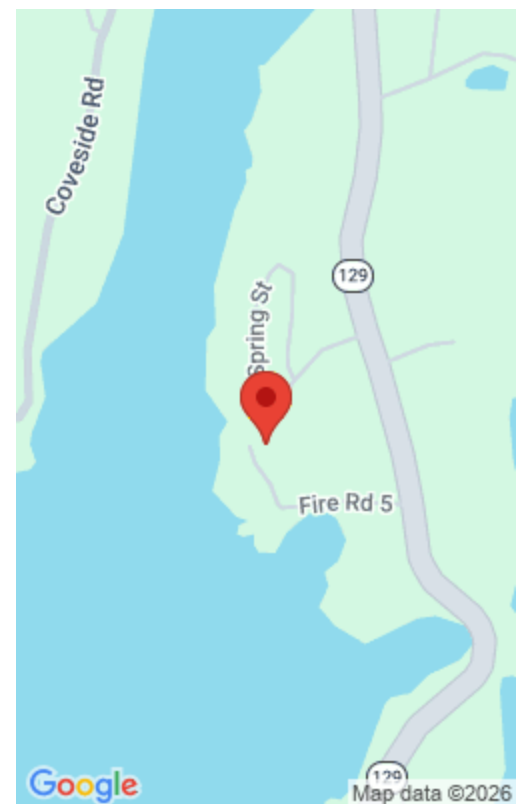
**\$3,495,000**

## **17 FRENCH LANE, SOUTH BRISTOL, ME, 04568**

<https://agent207.com>

Located in the heart of Christmas Cove on Rutherford Island in South Bristol, 17 French Lane is a classic waterfront property with 1.14± acres, 170± feet of shorefront, and spectacular views over the Cove to the Damariscotta River. The year-round historic house is full of charm, thoughtfully updated, and exceptionally well maintained, with five comfortable [...]

- 5 beds
- 3 baths
- Single Family Residence
- Residential
- Active



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1920

**Lot Size Acres:** 1.14 acres

**Zoning:** Residential

**Type:** Single Family Residence

**Bedrooms:** 5 beds

**Lot size:** 1.14 sq ft

**Bathrooms Full:** 3

**Rooms Total:** 9

**County:** Lincoln

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## Building Details

**Building Area Total:** 3076 sq ft

**Construction Materials:** Clapboard, Wood Frame

**Architectural Style:** Cottage, New Englander **Sewer:** Septic Tank, Private Sewer, Septic Design Available

**Heating:** Forced Air

**Roof:** Shingle

**Basement:** Interior, Unfinished

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## Amenities & Features

**Electric:** Circuit Breakers

**Flooring:** Wood, Tile, Carpet

**Parking Features:** 5 - 10 Spaces, Other, Paved

**WaterSource:** Well, Private

**Lot Features:** Well Landscaped, Rolling/Sloping, Open, Level, Near Golf Course, Near Public Beach, Near Shopping, Near Town, Rural

**Fireplaces Total:** 1

**Cooling:** None

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## Courtesy of

**List Office Name:** LandVest, Inc.

