



\*\*Boundary Lines are Approximate\*\*

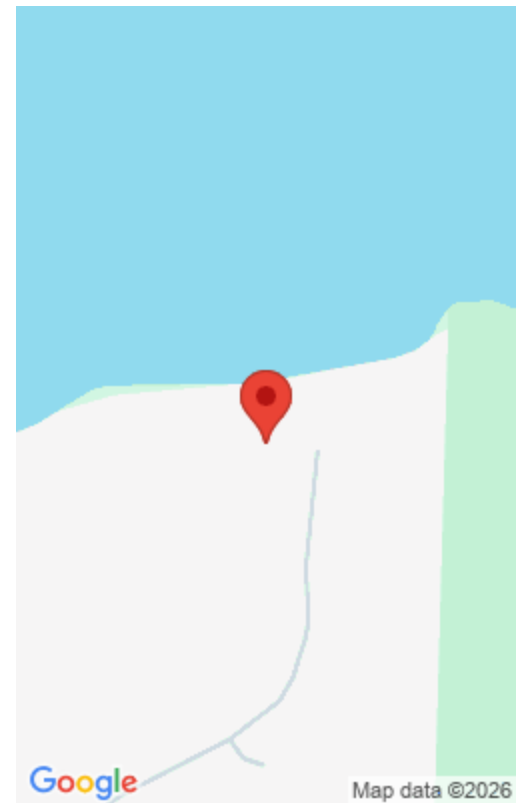
**\$333,400**

## **194 BIRCH LANE, UNITY, ME, 04988**

<https://agent207.com>

An outdoor lover's paradise - with approximately 4.5 acres of land and just over 600ft of owned frontage on Unity Pond aka Lake Winnecook; the property is frequently visited by deer & other wildlife, and truly a birdwatchers dream. From Birch Lane, you will enjoy easy access to walking trails & the ITS 85 snowmobile [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Active



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## Basics

**Category:** Residential

**Type:** Single Family Residence

**Status:** Active

**Bedrooms:** 2 beds

**Bathrooms:** 2 baths

**Lot size:** 4.5 sq ft

**Year built:** 2013

**Subdivision Name:** Limited Commercial District

**Bathrooms Full:** 1

**Lot Size Acres:** 4.5 acres

**Rooms Total:** 6

**Zoning:** Rural

**County:** Waldo

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## Building Details

**Building Area Total:** 800 sq ft

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

**Architectural Style:** Cottage, Ranch

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

**Heating:** Wood Stove, Direct Vent Heater

**Roof:** Membrane

**Foundation Details:** Pillar/Post/Pier

**Basement:** None, Not Applicable

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## Amenities & Features

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

**Electric:** Generator Hookup, Circuit Breakers

**Flooring:** Wood, Laminate

**Utilities:** Utilities On

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

**WaterSource:** Well, Private

**Appliances:** Refrigerator, Electric Range

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

**Lot Features:** Level, Wooded, Near Town, Rural, Near Railroad

**Patio And Porch Features:** Porch

**Cooling:** None



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## School Information

**High School District:** RSU 03/MSAD 03

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## Miscellaneous

**Road Surface Type:** Gravel, Dirt

**Attribution Contact:** sarahallarie@masiello.com

**Pets Allowed:** No Restrictions

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## Courtesy of

**List Office Name:** Better Homes & Gardens Real Estate/The Masiello Group

