



**\$650,000**

**23 SUNNY ACRES LANE, BOOTHBAY, ME,  
04537**

<https://agent207.com>

Nestled in the heart of the Boothbay Harbor Region, this stunning Contemporary Ranch offers the perfect blend of modern design and natural tranquility, as well as a walking right-of-way to the Back River. Step into this beautiful home and discover the expansive open-concept floor plan; gleaming hardwood floors; dramatic cathedral ceilings; and an abundance of [...]

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



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2003

**Bathrooms Full:** 2

**Rooms Total:** 6

**County:** Lincoln

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 1.19 sq ft

**Subdivision Name:** Sunny Acres Association

**Lot Size Acres:** 1.19 acres

**Zoning:** GR

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## Building Details

**Building Area Total:** 1604 sq ft

**Architectural Style:** Contemporary, Ranch

**Heating:** Hot Water, Direct Vent Furnace, Baseboard

**Foundation Details:** Concrete Perimeter

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

**Sewer:** Septic Tank, Private Sewer

**Roof:** Shingle

**Basement:** Bulkhead, Full, Interior, Partial, Unfinished

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## Amenities & Features



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

**Electric:** Circuit Breakers

**Flooring:** Wood, Tile

**Parking Features:** Auto Door Opener, 1 - 4 Spaces, Gravel, Inside Entrance

**Garage Spaces:** 2

**WaterSource:** Well, Private

**Appliances:** Refrigerator, Electric Range, Disposal, Dishwasher

**Interior Features:** Walk-in Closets, 1st Floor Bedroom, 1st Floor Primary Bedroom w/Bath, Bathtub, One-Floor Living, Storage, Primary Bedroom w/Bath

**Lot Features:** Well Landscaped, Rolling/Sloping, Open, Level, Wooded, Near Golf Course, Near Shopping, Neighborhood, Subdivided

**Patio And Porch Features:** Deck, Porch

**Fireplaces Total:** 1

**Cooling:** None

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## Fees & Taxes

**Association Fee Frequency:** Annually

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## School Information

**High School District:** AOS 98

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## Miscellaneous

**Road Surface Type:** Gravel, Dirt

**Pets Allowed:** Other Restrictions

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## Courtesy of

**List Office Name:** Gallant Real Estate

