



\$491,500

3 BALSAM LANE, LITCHFIELD, ME, 04350

<https://agent207.com>

Discover modern comfort and thoughtful design in this brand-new ranch, crafted with quality and efficiency in mind. Set on 1.42 acres in one of Litchfield's most desirable new neighborhoods, this 2-bedroom, 2-bath home offers the perfect blend of privacy and convenience—just minutes from I-95 and move-in ready. Step inside to an open-concept layout filled with [...]

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



Basics

Category: Residential **Type:** Single Family Residence

Status: Pending **Bedrooms:** 2 beds

Bathrooms: 2 baths **Lot size:** 1.43 sq ft

Year built: 2025 **Subdivision Name:** Hodgkins Farm Road Maintenance and Association

Bathrooms Full: 2 **Lot Size Acres:** 1.43 acres

Rooms Total: 5 **Zoning:** Residential

County: Kennebec

Building Details

Building Area Total: 1344 sq ft

Construction Materials: Vinyl Siding, Wood Frame

Architectural Style: Ranch

Sewer: Septic Tank, Private Sewer, Septic Design Available

Heating: Radiant

Roof: Shingle

Foundation Details: Concrete Perimeter **Basement:** Full, Interior

Amenities & Features

Electric: Circuit Breakers

Parking Features: Auto Door Opener, 5 - 10 Spaces, Reclaimed

Garage Spaces: 2

WaterSource: Well

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

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

Lot Features: Level, Wooded, Near Turnpike/Interstate, Neighborhood, Rural

Patio And Porch Features: Deck

Cooling: Heat Pump

Fees & Taxes



Association Fee Frequency: Annually

School Information

High School District: RSU 04

Miscellaneous

Road Surface Type: Paved

Courtesy of

List Office Name: EXP Realty

