



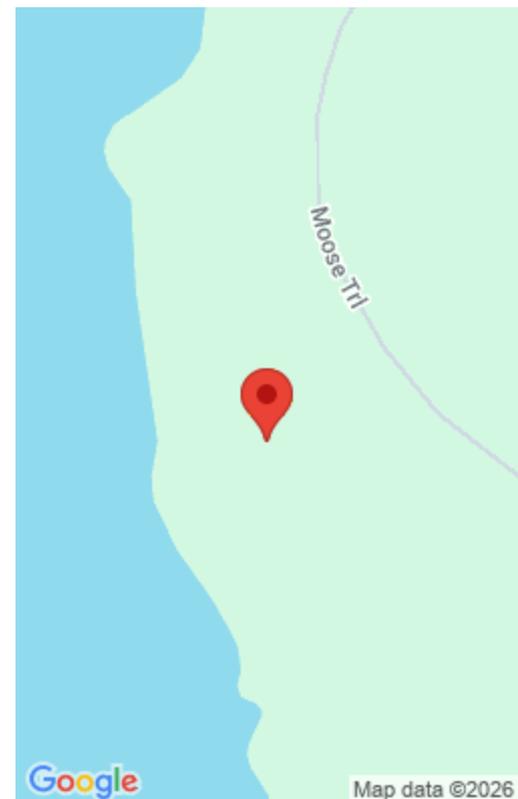
**\$195,000**

## **30 MOOSE TRAIL, WALTHAM, ME, 04605**

<https://agent207.com>

This premier lakefront lot features over 242 feet of private shoreline on a 7,865-acre lake, offering sought-after westerly views and spectacular sunsets. The land provides a level building site positioned just 100 feet from the water's edge, where the shore transitions from pebbly to sandy. The property is build-ready, having been surveyed and soil tested [...]

- 0 baths
- Land
- Active



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## Basics

**Category:** Land

**Bathrooms:** 0 baths

**Subdivision Name:** Sunset Shores

**Zoning:** Shoreland

**Status:** Active

**Lot size:** 2.91 sq ft

**Lot Size Acres:** 2.91 acres

**County:** Hancock

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## Building Details

**Sewer:** Private Sewer, Perc Test On File, Septic Needed

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## Amenities & Features

**Electric:** Other Electric

**Utilities:** Pole

**Parking Features:** No Driveway, Other, On Site **WaterSource:** Private, Well Needed on Site

**Lot Features:** Level, Wooded, Rural, Subdivided

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## Fees & Taxes

**Association Fee Frequency:** Annually

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## Miscellaneous

**Road Surface Type:** Gravel, Dirt

**Pets Allowed:** Other Restrictions

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## Courtesy of

**List Office Name:** L&S Realty

