

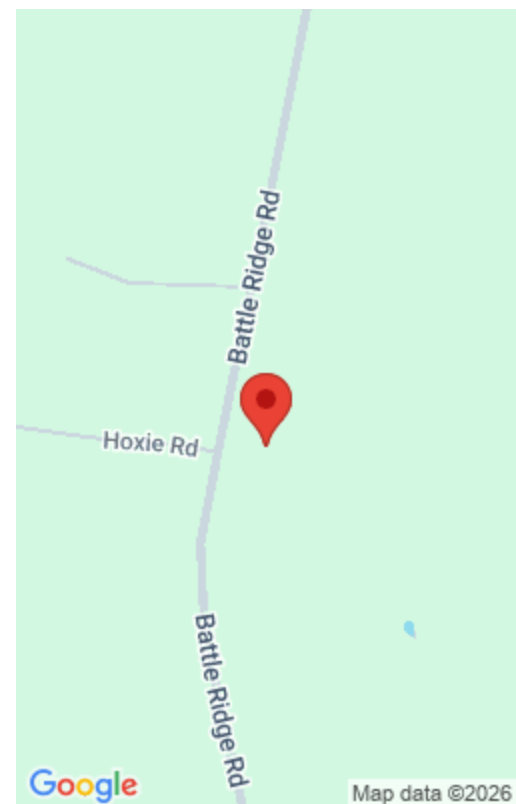
**\$365,000**

## **316 BATTLE RIDGE ROAD, CANAAN, ME, 04924**

<https://agent207.com>

Privacy, Efficiency, and Farmhouse Charm! Step into this beautifully remodeled Cape-style home set on 9.68 surveyed acres of peaceful countryside. Offering 2-3 bedrooms and 2 full baths, this home blends rustic charm with modern efficiency. Enjoy year-round comfort with new windows, doors, siding, insulation, and an 18kW Generac whole-house generator for worry-free living. The home [...]

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



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# Basics

**Category:** Residential  
**Status:** Active Under Contract  
**Bathrooms:** 2 baths  
**Year built:** 1850  
**Lot Size Acres:** 9.68 acres  
**Zoning:** RES/AG

**Type:** Single Family Residence  
**Bedrooms:** 2 beds  
**Lot size:** 9.68 sq ft  
**Bathrooms Full:** 2  
**Rooms Total:** 5  
**County:** Somerset

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# Building Details

**Building Area Total:** 1972 sq ft  
**Architectural Style:** Cape Cod, Farmhouse  
**Heating:** Wood Stove, Forced Air, Direct Vent Heater  
**Foundation Details:** Block, Granite, Concrete Perimeter

**Construction Materials:** Vinyl Siding, Wood Frame  
**Sewer:** Private Sewer  
**Roof:** Shingle  
**Basement:** Brick/Mortar, Full, Interior, Unfinished

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# Amenities & Features

**Laundry Features:** Laundry - 1st Floor, Main Level  
**Electric:** Circuit Breakers  
**Parking Features:** 5 - 10 Spaces, Paved, Detached  
**WaterSource:** Well, Private  
**Interior Features:** 1st Floor Bedroom, Attic, Shower  
**Window Features:** Double Pane Windows  
**Fireplaces Total:** 2

**Pool Features:** Above Ground  
**Flooring:** Wood, Tile, Laminate  
**Garage Spaces:** 2  
**Appliances:** Washer, Refrigerator, Gas Range, Dryer, Dishwasher  
**Lot Features:** Pasture/Field, Open, Agricultural, Farm, Level, Rural  
**Patio And Porch Features:** Deck  
**Cooling:** None



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# Miscellaneous

**Road Surface Type:** Paved

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# Courtesy of

**List Office Name:** ERA Dawson-Bradford Co.

