



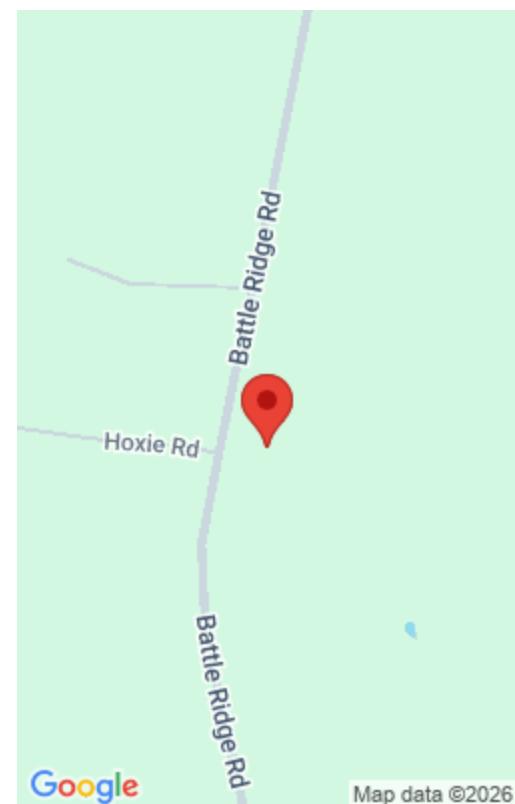
**\$365,000**

## **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



## 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

## 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

## 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



---

## Miscellaneous

**Road Surface Type:** Paved

---

## Courtesy of

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

