



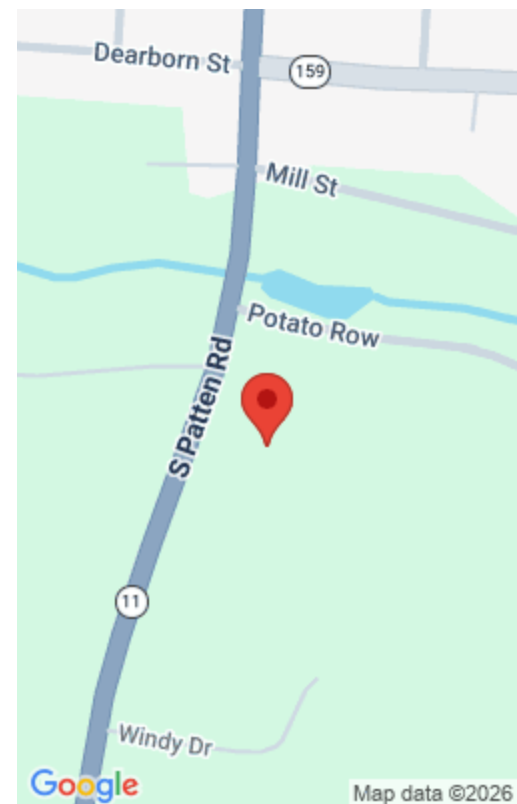
**\$120,000**

## **40 SOUTH PATTEN ROAD, PATTEN, ME, 04765**

<https://agent207.com>

Nice home , new Metal roof, enclosed porch, Pellet Stove, Kitchen, Dining Room and Living Room. 3 Bedroom upstairs and Bathroom, 2019 HWBB system. Nice garage downstairs for 3 or 4 snowmobiles, 4 wheeler trail on the property. Lakes around for fishing, hiking, hunting, tons of recreation trails from the property to enjoy. Go to [...]

- 3 beds
- 1 bath
- Single Family Residence
- Residential
- Active



---

## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Year built:** 9999

**Lot Size Acres:** 0.91 acres

**Zoning:** per Town

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 0.91 sq ft

**Bathrooms Full:** 1

**Rooms Total:** 6

**County:** Penobscot

---

## Building Details

**Building Area Total:** 1300 sq ft

**Architectural Style:** New Englander

**Heating:** Pellet Stove, Baseboard

**Basement:** Dirt Floor, Exterior Only, Full, Interior, Walk-Out Access

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

**Sewer:** Septic Tank, Private Sewer

**Roof:** Metal

---

## Amenities & Features

**Electric:** Fuses

**Parking Features:** 1 - 4 Spaces, Paved

**WaterSource:** Well, Private

**Interior Features:** Shower

**Patio And Porch Features:** Porch

**Flooring:** Tile, Carpet

**Garage Spaces:** 1

**Appliances:** Washer, Refrigerator, Gas Range, Dryer

**Lot Features:** Rolling/Sloping, Open, Level, Near Town, Neighborhood, Rural

**Cooling:** None

---

## Courtesy of

**List Office Name:** Rockwell Properties

