



**\$1,850,000**

**44 A SPRAGUE ROAD, NOBLEBORO, ME,  
04555**

<https://agent207.com>

This exceptional property offers 1,300 feet of accessible waterfront and 300 degrees of water views at the head of the Damariscotta River. Surrounded by conservation land and rich in wildlife, it's a true sanctuary. The main home features 3 bedrooms, including 2 suites, an open-concept living space, chef's kitchen, vaulted ceilings, and a screened-in porch [...]

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



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## Basics

**Category:** Residential

**Status:** Pending

**Bathrooms:** 3 baths

**Year built:** 1987

**Lot Size Acres:** 5.8 acres

**Zoning:** limited residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 5.8 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 7

**County:** Lincoln

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## Building Details

**Building Area Total:** 3304 sq ft

**Architectural Style:** Cottage

**Heating:** Hot Water, Baseboard

**Basement:** Interior, Partial, Unfinished, Walk-Out Access

**Construction Materials:** Fiber Cement, Wood Frame

**Sewer:** Public Sewer, Septic Design Available

**Roof:** Shingle

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## Amenities & Features

**Laundry Features:** Laundry - 1st Floor, Main Level

**Flooring:** Laminate, Carpet

**Garage Spaces:** 4

**Appliances:** Other, Washer, Wall Oven, Refrigerator, Microwave, Gas Range, Dryer, Dishwasher

**Lot Features:** Well Landscaped, Level, Near Town

**Cooling:** Heat Pump

**Electric:** Underground, Circuit Breakers

**Parking Features:** 5 - 10 Spaces, Paved

**WaterSource:** Well, Private

**Interior Features:** In-Law Apartment, 1st Floor Bedroom, 1st Floor Primary Bedroom w/Bath

**Fireplaces Total:** 1



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# Courtesy of

**List Office Name:** Legacy Properties Sotheby's International Realty

