



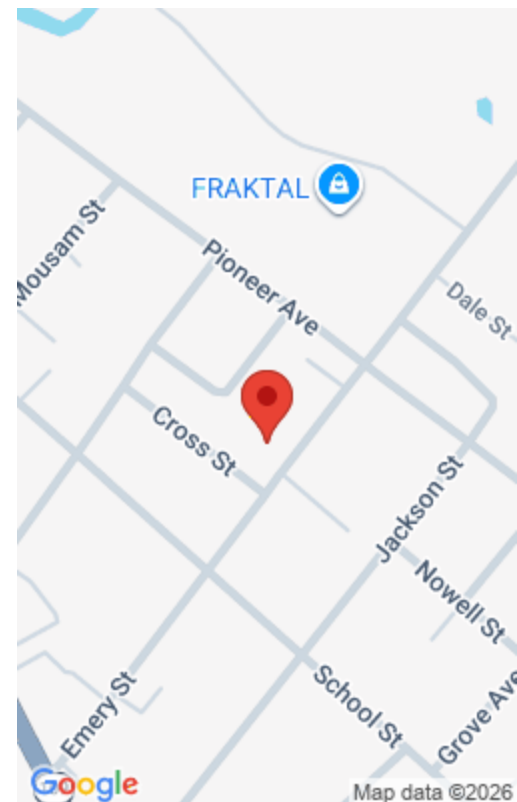
**\$315,000**

## **44 EMERY STREET, SANFORD, ME, 04073**

<https://agent207.com>

Welcome to 44 Emery Street in Sanford, Maine! This two-unit property offers a fantastic opportunity for owner occupants, first time homebuyers, or investors. Both units are updated with separate electrical, replacement windows, and fully insulated for energy efficiency. You'll also find separate water heaters for each unit, a brand new driveway, and a retaining wall. [...]

- 2 baths
- Multi-Family
- Active Under Contract



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## Basics

**Category:** Multi-Family

**Bathrooms:** 2 baths

**Year built:** 1900

**Lot Size Acres:** 0.17 acres

**County:** York

**Status:** Active Under Contract

**Lot size:** 0.17 sq ft

**Bathrooms Full:** 2

**Zoning:** Residential

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## Building Details

**Building Area Total:** 1489 sq ft

**Construction Materials:** Asbestos, Wood Frame

**Sewer:** Public Sewer

**Roof:** Shingle

**Levels:** Multi-Level

**Number Of Units Total:** 2

**Architectural Style:** Federal

**Heating:** Steam

**Foundation Details:** Stone, Concrete Perimeter

**Basement:** Daylight, Full, Interior, Unfinished

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## Amenities & Features

**Electric:** Circuit Breakers

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

**Interior Features:** 1st Floor Bedroom, 1st Floor Primary Bedroom w/Bath

**Window Features:** Double Pane Windows

**Cooling:** None

**Flooring:** Wood

**WaterSource:** Public

**Lot Features:** Level, Near Town

**Patio And Porch Features:** Porch

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## Fees & Taxes

**Gross Income:** \$10,200



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# Courtesy of

**List Office Name:** Keller Williams Coastal and Lakes & Mountains Realty

