



**\$250,000**

## 45 ELM STREET, SABATTUS, ME, 04280

<https://agent207.com>

Welcome to 45 Elm Street in Sabattus, Maine, a well-kept Cape Cod home offering scenic views of Sabattus Pond, the fish ladder and dam, and Sabattus Creek. Situated on approximately .40 acres with public water and sewer, this property offers a comfortable and practical layout with three bedrooms and one full bath. The classic Cape [...]

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



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## Basics

**Category:** Residential

**Status:** Pending

**Bathrooms:** 1 bath

**Year built:** 1880

**Lot Size Acres:** 0.4 acres

**Zoning:** Village

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 0.4 sq ft

**Bathrooms Full:** 1

**Rooms Total:** 11

**County:** Androscoggin

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## Building Details

**Building Area Total:** 1766 sq ft

**Architectural Style:** Cape Cod

**Heating:** Pellet Stove, Direct Vent Heater, Baseboard

**Levels:** Multi-Level

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

**Sewer:** Public Sewer

**Roof:** Shingle

**Basement:** Interior, Unfinished

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## Amenities & Features

**Electric:** Circuit Breakers

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

**Appliances:** Refrigerator

**Cooling:** None

**Flooring:** Wood, Carpet

**WaterSource:** Public

**Lot Features:** Well Landscaped, Sidewalks, Near Town, Neighborhood

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## Miscellaneous

**Attribution Contact:** 207-729-7297



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# Courtesy of

**List Office Name:** Tim Dunham Realty

