



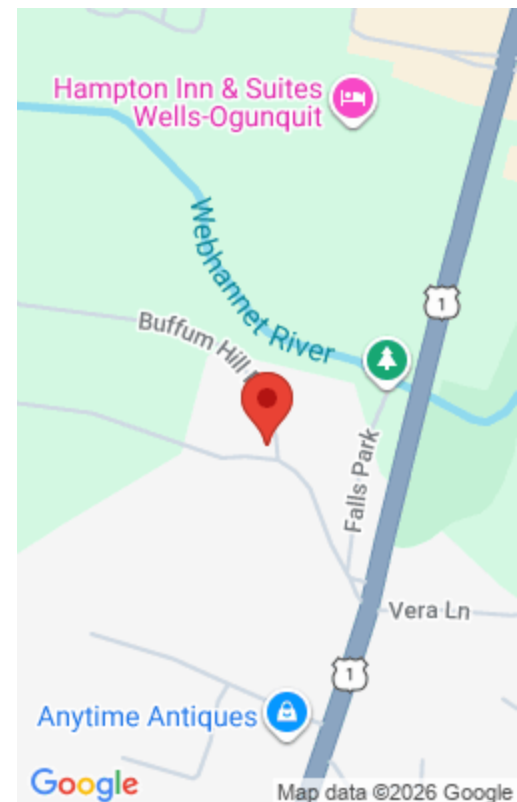
**\$759,900**

## **46 BUFFUM HILL ROAD, WELLS, ME, 04090**

<https://agent207.com>

Welcome to 46 Buffum Road in Wells—a distinctive two-unit property offering exceptional flexibility for investors, developers, second-home seekers, or full-time residents. Situated on a recently surveyed 1.86-acre lot spanning both the General Business and Residential A districts, this rare opportunity features two separate, stand-alone residential units. The main farmhouse, originally built in the 1800s, offers [...]

- 4 baths
- Multi-Family
- Active Under Contract



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## Basics

**Category:** Multi-Family

**Bathrooms:** 4 baths

**Year built:** 1880

**Lot Size Acres:** 1.86 acres

**County:** York

**Status:** Active Under Contract

**Lot size:** 1.86 sq ft

**Bathrooms Full:** 4

**Zoning:** GB/RES A

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## Building Details

**Building Area Total:** 2876 sq ft

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

**Sewer:** Public Sewer

**Roof:** Shingle

**Basement:** Crawl Space, Dirt Floor, Exterior Only, Sump Pump

**Number Of Units Total:** 2

**Architectural Style:** Cottage, Farmhouse

**Heating:** Hot Water, Forced Air, Baseboard

**Foundation Details:** Block, Stone

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## Amenities & Features

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

**Flooring:** Carpet

**Parking Features:** Auto Door Opener, 5 - 10 Spaces, Gravel, Detached

**WaterSource:** Public

**Lot Features:** Well Landscaped, Open, Level, Near Public Beach, Near Shopping, Near Town, Near Public Transit

**Cooling:** Central Air

**Electric:** Circuit Breakers

**Utilities:** Utilities On

**Garage Spaces:** 2

**Interior Features:** 1st Floor Primary Bedroom w/Bath, Attic, One-Floor Living

**Patio And Porch Features:** Deck, Porch

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## Fees & Taxes



**Gross Income:** \$16,200

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## School Information

**High School District:** Wells-Ogunquit CSD

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## Miscellaneous

**Road Surface Type:** Paved

**Pets Allowed:** No Restrictions

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## Courtesy of

**List Office Name:** Anchor Real Estate

