



**\$1,850,000**

## 46 OX CART LANE, WELLS, ME, 04090

<https://agent207.com>

Prime development opportunity in Wells! This nearly 2-acre parcel (1.74 acres) offers ROW access to the ocean and public beach, plus it directly abuts the Webhannet River/Marsh.

Currently, a 1930's camp sits on the lot...but this offers more than just a renno project! Ideal for an investor looking to build 4-6 structures (pending town/DEP approvals). [...]

- 2 beds
- 2 baths
- Single Family Residence
- Residential
- Active Under Contract



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## Basics

**Category:** Residential

**Status:** Active Under Contract

**Bathrooms:** 2 baths

**Year built:** 1930

**Lot Size Acres:** 1.74 acres

**Zoning:** Beach Business

**Type:** Single Family Residence

**Bedrooms:** 2 beds

**Lot size:** 1.74 sq ft

**Bathrooms Full:** 1

**Rooms Total:** 5

**County:** York

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## Building Details

**Building Area Total:** 914 sq ft

**Architectural Style:** Camp, Ranch

**Heating:** No Heat System

**Basement:** Brick/Mortar, Crawl Space, Dirt Floor, None, Not Applicable

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

**Sewer:** Public Sewer

**Roof:** Shingle

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## Amenities & Features

**Electric:** Circuit Breakers

**Fencing:** Fenced

**WaterSource:** Public

**Interior Features:** 1st Floor Bedroom, One-Floor Living, Shower

**Patio And Porch Features:** Glass Enclosed

**Flooring:** Laminate, Carpet

**Parking Features:** No Parking, No Driveway, On Site, On Street

**Appliances:** Refrigerator, Gas Range

**Lot Features:** Open, Level, Abuts Conservation, Intown, Near Public Beach, Near Shopping, Near Town, Neighborhood

**Cooling:** None, Heat Pump

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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:** FIV Realty Co Maine, LLC

