



**\$839,000**

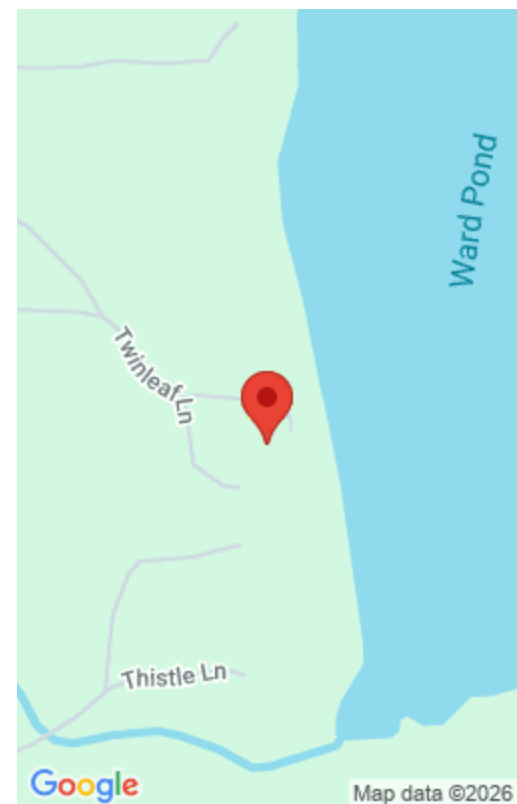
## **52 TWINLEAF LANE, SIDNEY, ME, 04330**

<https://agent207.com>

Experience exceptional waterfront living in this elegant year-round home featuring 147' of private, scenic waterfrontage. Ward Pond's intimate size offers a true nature lover's paradise in a serene setting - perfect for kayaking, canoeing, fishing, and swimming. Featuring 4 spacious bedrooms and 2 ½ baths, this graceful home showcases beautiful water views, a gourmet kitchen, [...]



- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active



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## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 2003

**Lot Size Acres:** 1.25 acres

**Zoning:** Shoreland

**Type:** Single Family Residence

**Bedrooms:** 4 beds

**Lot size:** 1.25 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 7

**County:** Kennebec

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## Building Details

**Building Area Total:** 2758 sq ft

**Architectural Style:** Colonial

**Heating:** Zoned, Other, Hot Water, Heat Pump, Baseboard

**Foundation Details:** Concrete Perimeter

**Basement:** Doghouse, Full, Interior, Sump Pump, Unfinished, Walk-Out Access

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

**Sewer:** Private Sewer, Septic Design Available

**Roof:** Shingle

**Levels:** Multi-Level

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## Amenities & Features

**Laundry Features:** Upper Level

**Flooring:** Tile

**Parking Features:** Auto Door Opener, 5 - 10 Spaces, Gravel, Paved, Inside Entrance

**WaterSource:** Well, Private

**Interior Features:** Walk-in Closets, Shower, Storage, Primary Bedroom w/Bath

**Window Features:** Double Pane Windows

**Cooling:** Heat Pump

**Electric:** Generator Hookup, Circuit Breakers

**Fencing:** Fenced

**Garage Spaces:** 2

**Appliances:** Washer, Refrigerator, Microwave, Gas Range, Dryer, Dishwasher

**Lot Features:** Well Landscaped, Rolling/Sloping, Open, Level, Wooded, Neighborhood, Rural, Subdivided

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



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## Fees & Taxes

**Association Fee Frequency:** Annually

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## School Information

**High School District:** RSU 18

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## Miscellaneous

**Road Surface Type:** Paved

**Pets Allowed:** Other Restrictions

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## Courtesy of

**List Office Name:** Coldwell Banker Plourde Real Estate

