



**\$499,900**

## **87 WHARF ROAD, YARMOUTH, ME, 04096**

<https://agent207.com>

Investors Take Notice Diamond in the Rough — An unprecedented opportunity awaits at 87 Wharf Road on scenic Cousins Island. Priced \$250k BELOW recent Assessed Value. Making its first return to the market since its original construction in 1960, this two-unit residence has been owned and cherished by the same family for more than six [...]

- 2 baths
- Multi-Family
- Active Under Contract



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## Basics

**Category:** Multi-Family

**Bathrooms:** 2 baths

**Year built:** 1960

**Lot Size Acres:** 1.84 acres

**County:** Cumberland

**Status:** Active Under Contract

**Lot size:** 1.84 sq ft

**Bathrooms Full:** 2

**Zoning:** LDR

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## Building Details

**Building Area Total:** 1788 sq ft

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

**Sewer:** Septic Tank, Private Sewer

**Roof:** Composition, Fiberglass, Shingle

**Basement:** Exterior Only, Finished, Interior, Walk-Out Access

**Number Of Units Total:** 2

**Architectural Style:** Other, Raised Ranch

**Heating:** Wood Stove, Other Heat System, Hot Water, Baseboard

**Foundation Details:** Concrete Perimeter

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## Amenities & Features

**Electric:** Generator Hookup, Circuit Breakers

**Parking Features:** Basement, 1 - 4 Spaces, Paved, Inside Entrance

**WaterSource:** Well, Private

**Lot Features:** Rolling/Sloping, Open, Wooded, Rural

**Cooling:** Wall Unit(s)

**Flooring:** Wood, Vinyl, Other, Laminate

**Garage Spaces:** 3

**Interior Features:** In-Law Apartment

**Window Features:** Double Pane Windows

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## Fees & Taxes



**Gross Income:** \$18,000

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## Miscellaneous

**Road Surface Type:** Paved

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## Courtesy of

**List Office Name:** Keller Williams Realty

