



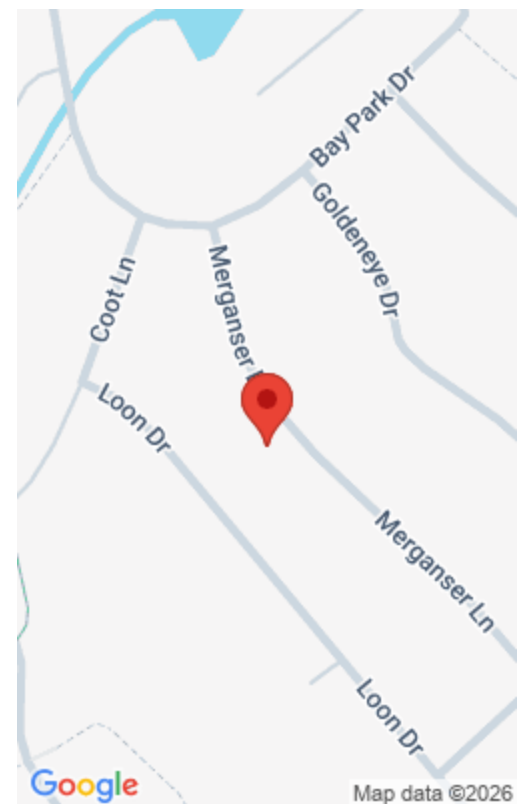
**\$405,000**

## **9 MERGANSER LANE, TOPSHAM, ME, 04086**

<https://agent207.com>

Welcome to 9 Merganser Lane — a 3-bedroom, 2-bath Ranch set on a private half-acre lot in Topsham's Bay Park neighborhood. Enjoy the ease of single-floor living with a spacious eat-in kitchen and a bright living room featuring wood floors and built-in cabinetry. The primary bedroom includes its own bath, while the finished lower-level family [...]

- 3 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:** 1984

**Lot Size Acres:** 0.46 acres

**Zoning:** Residential

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Lot size:** 0.46 sq ft

**Bathrooms Full:** 2

**Rooms Total:** 6

**County:** Sagadahoc

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## Building Details

**Building Area Total:** 1848 sq ft

**Architectural Style:** Raised Ranch

**Heating:** Zoned, Pellet Stove, Hot Water, Baseboard

**Foundation Details:** Concrete Perimeter

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

**Sewer:** Private Sewer

**Roof:** Shingle

**Basement:** Doghouse, Finished, Full, Walk-Out Access

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## Amenities & Features

**Electric:** Circuit Breakers

**Fencing:** Fenced

**Garage Spaces:** 2

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

**Lot Features:** Open, Level, Near Shopping, Near Turnpike/Interstate, Near Town, Neighborhood

**Cooling:** None

**Flooring:** Wood, Tile, Carpet

**Parking Features:** 5 - 10 Spaces, Paved, On Site, Off Street

**WaterSource:** Public

**Interior Features:** 1st Floor Primary Bedroom w/Bath, Shower

**Patio And Porch Features:** Deck

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## Miscellaneous



**Road Surface Type:** Paved

**Pets Allowed:** No Restrictions

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## Courtesy of

**List Office Name:** Keller Williams Realty

